



Woodmancote

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Woodmancote

Stockwell Lane, Woodmancote, Cheltenham, GL52 9QB

£800,000 Freehold

A substantial 4 bedroom detached bungalow, situated in a good size plot close to amenities and glorious countryside.

APPROX 1800 SQUARE FEET • reception hall • c. 5.47 x 4.84m living room • dining room • kitchen • utility room • 4 bedrooms • 2 bath/shower rooms • detached double garage • parking & turning for several cars • landscaped gardens • gas central heating & double glazing • partially boarded loft with ladder & light • Karndean flooring throughout the hall, kitchen & utility room

Description

Cressy Cottage occupies a generous plot in a slightly elevated position at the foot of this highly sought after lane. The upgraded, and beautifully presented, accommodation includes a reception hall, c. 5.47 x 4.84m living room with feature wood burner effect gas fire and restored mahogany parquet flooring, dining room, a refitted kitchen with a range of integrated appliances including 5 ring induction hob and Quooker tap, and a separate utility room with door to the rear. There are 4 bedrooms (3 doubles & a single) and 2 bath/shower rooms. The main bathroom has also been refitted with a corner bath, blue tooth operated dual walk-in shower with non-slip base, and Japanese style toilet (combined w/c & bidet). Externally, there is a sweeping driveway providing parking for several vehicles, a detached double garage with electric up and over door, and lovely landscaped gardens to all sides. The property further benefits from gas central heating, and double glazing (replaced in 2019).

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



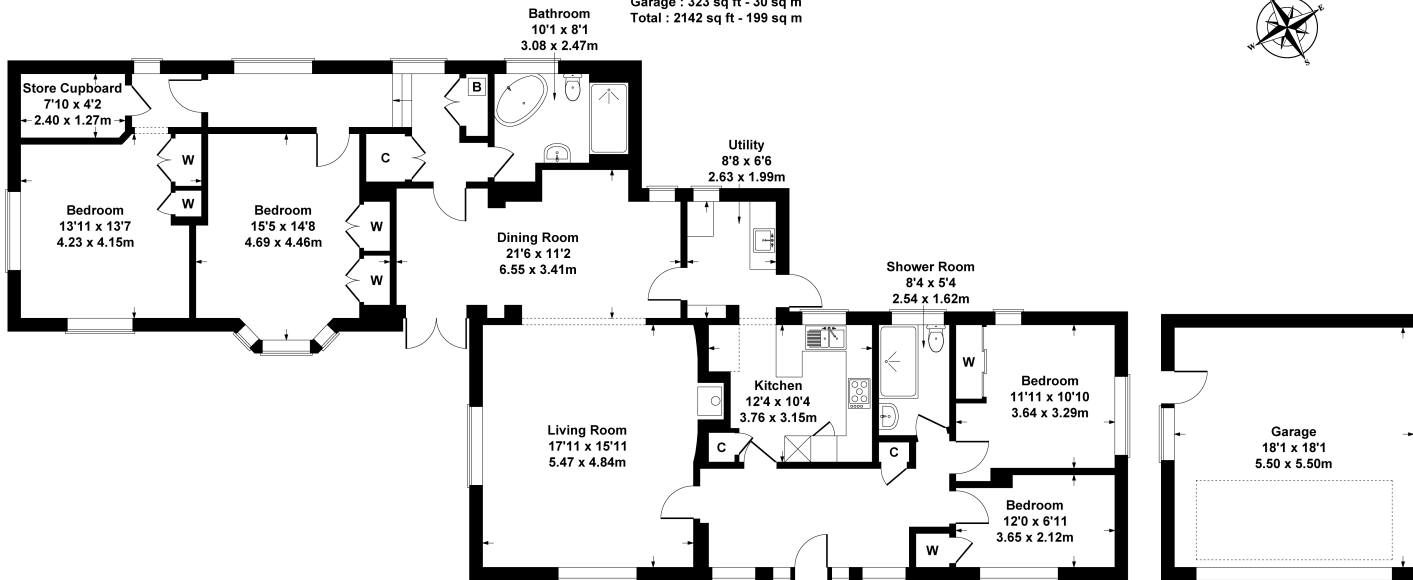


Situation

Woodmancote is approx. 5 miles from Cheltenham, and 6 miles from the train station with London Paddington under 2 hours away. Local amenities are available in Bishops Cleeve, approx. 1.5 miles away, including shops, cafés and everyday services. The area is well regarded for schooling, with Woodmancote Primary School within half a mile, and Bishops Cleeve Primary Academy and Cleeve School both less than a mile away. The surrounding countryside includes Cleeve Hill and the Cotswold Way, offering excellent walking and outdoor activities.

Cressy Cottage

Approximate Gross Internal Area
 House : 1819 sq ft - 169 sq m
 Garage : 323 sq ft - 30 sq m
 Total : 2142 sq ft - 199 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

GARAGE
 (GARAGE LOCATION/
 ORIENTATION NOT
 ACCURATE)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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