



Stoke Orchard



# Stoke Orchard

Archers Lane, Stoke Orchard, Cheltenham, GL52 7SH

£615,000 Freehold

**A beautifully presented, detached, family house with 4 double bedrooms, set within a generous plot, with a well stocked garden, ample parking, and a double garage.**

BEAUTIFULLY PRESENTED • living room • conservatory/dining room • impressive kitchen • family room • cloakroom • 4 generous bedrooms • ensuite shower and bathroom • ample off road parking • double garage

## Description

An impressive, 4 double bedroom, detached house, situated towards the end of a leafy no-through road, within the popular village of Stoke Orchard. Built approximately 44 years ago, this attractive family house offers a generous plot with flexible living throughout. Having been beautifully upgraded by the current vendors, the ground floor provides a welcoming reception hall with a cloakroom, and c.21'10" living room with sliding patio doors leading into the conservatory/dining room. The contemporary kitchen has a full range of high gloss matching units with wooden work tops, space for a range cooker, and double doors leading to the versatile family room. On the first floor, there are 4 generous bedrooms, the master bedroom with an en suite shower room, and a family bathroom with a modern white suite. Externally, there is a much loved and well stocked rear garden with a paved patio and feature circular seating area. This impressive family home also benefits from a long driveway, providing ample parking, and a double garage which houses the gas boiler and has plumbing/electrics for a laundry area. Tewkesbury Borough Council Tax Band F.



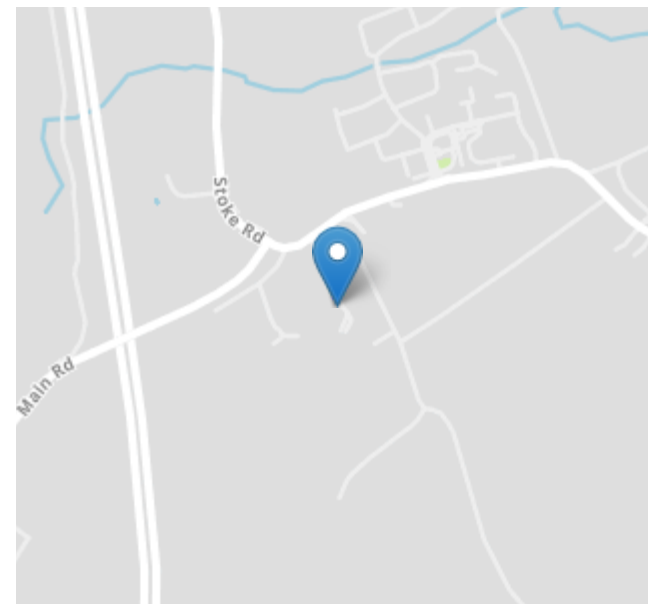
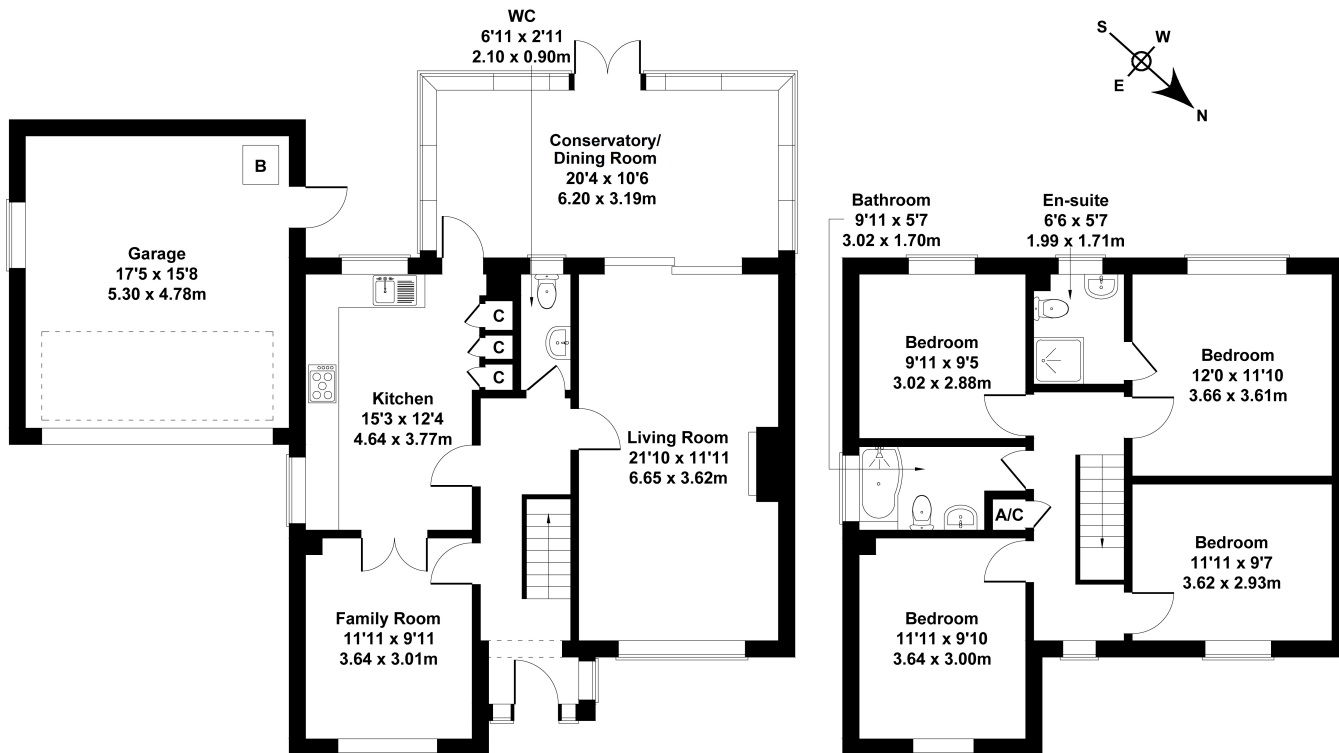


### **Situation**

Stoke Orchard benefits from a thriving community centre, a community run village shop within the same building, and a park. Stoke Orchard is also well placed for easy access to the centres of Cheltenham, Tewkesbury and Gloucester, all just a short drive away and providing excellent education for all ages, sporting facilities and entertainment. Also within easy reach are major road links including M5, A417 and the M4.

# 12 Archers Lane

Approximate Gross Internal Area  
1873 sq ft - 174 sq m



GROUND FLOOR

FIRST FLOOR

**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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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