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41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

8, Oakfield Road  
Bishops Cleeve GL52 8LE

**£400,000**



FOR SALE



A spacious three bedroom, semi detached house set on a large corner plot within a highly sought after village location. The property offers comfortable, well planned living accommodation with large reception hall, lounge, separate dining room, kitchen/breakfast room and bathroom. On the first floor there are three good size bedrooms. To the exterior is a large East facing garden with possible potential for a building plot subject to planning permission. \* Further photos to follow \*

The accommodation comprises: entrance hall with doors to lounge, dining room, kitchen/breakfast room, bathroom, and cloaks cupboard. Stairs to landing and first floor living accommodation. Lounge: French doors to patio and rear garden, brick fireplace with log effect gas fire. Dining room: window to front aspect. Kitchen/breakfast room: window to rear garden and door to side aspect, fitted with a matching range of eye and base level storage units with integrated dishwasher, Belfast sink unit with beach worktops, gas and electric cooker points and appliance space. Bathroom: modern white suite comprising bath with shower with rain style head, wash hand basin and WC.

First floor: Landing with Velux window to front aspect, doors to bedrooms one, two and three. Bedroom one: window to front aspect, fitted with a matching range of wardrobes. En-suite: modern white suite comprising built in shower with electric shower unit, WC and vanity unit. Bedroom two: lovely views to Cleeve Hill. Bedroom three: lovely views to Cleeve Hill.

Exterior: the property benefits from a large corner plot with gardens being laid to lawn and stocked with various flower and shrub borders. Rear garden: large, enclosed east facing garden being laid to lawn and stocked with various trees and flower borders, patio area and substantial Summerhouse. To the rear of the property double wooden gates give access to a driveway offering hardstanding for two vehicles with a car port leading to garage.

Agents Note: We believe there is potential within the rear garden of this property for a possible building plot (subject to planning permission) Should planning permission be obtained in the future to build a separate dwelling then an overage charge would be made.





