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

26, Beverley Gardens
Woodmancote GL52 9QD

£498,500



FOR SALE

Situated in a beautiful location within the village of Woodmancote is this spacious stone built three bedroom chalet detached house. The property backs onto horse's paddocks and glorious countryside with outstanding views to Cleeve Hill. The well planned living accommodation features reception hall, large lounge/dining room, kitchen/breakfast room, three double bedrooms one of which is on the ground floor, bathroom and en-suite. To the exterior there are substantial enclosed mature gardens backing onto countryside and a driveway for three vehicles leading to a garage. * No onward chain *

Reception hall with parquet flooring and doors to lounge/dining room, kitchen/breakfast room, bedroom two and bathroom, built in airing cupboard and stairs to first floor living accommodation. Lounge/dining room: window to front aspect, sliding glazed doors to rear garden with outstanding views to countryside, tiled open fireplace with capped chimney. Kitchen/breakfast room: outstanding views to countryside, fitted with a matching range of storage units, gas and electric cooker points and appliance space : door to covered side access with door to garage and brick built storage room with potential to convert to office (subject to relevant building regulations)

First floor: Landing, doors to bedroom one and two. Bedroom one: double aspect windows with outstanding views to surrounding hills, built in double wardrobe and boarded eves storage cupboards. En-suite: wash hand basin and WC. Bedroom three: beautiful views to Cleeve Hill, built in boarded eves storage cupboards and built in double wardrobe.

Exterior: landscaped mature front garden with block paved driveway for three vehicles leading to garage: gated side access to rear garden. Rear garden: enclosed with wooded fencing and hedging with beautiful views to Cleeve Hill and surrounding countryside and backing on to horses' paddocks. The garden being mainly laid to lawn and stocked with various specimen trees and flower and shrub borders.

Lounge/dining room: 22'10 max x 20'11 max

Kitchen/breakfast room: 12'10 x 9'7

Bedroom one: 18' max x 16' max

Bedroom two: 17'2 max x 12'6 max

Bedroom three: 11'11 max x 9'5 max

Garage: 17'7 x 10'7

Brick built storeroom: 12'7 x 6'7

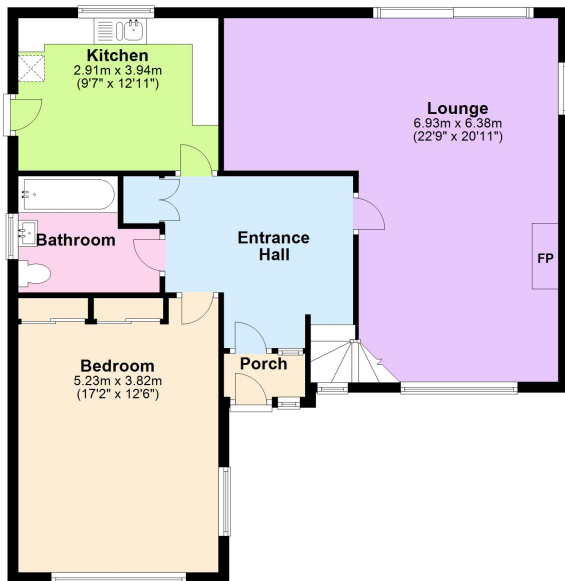






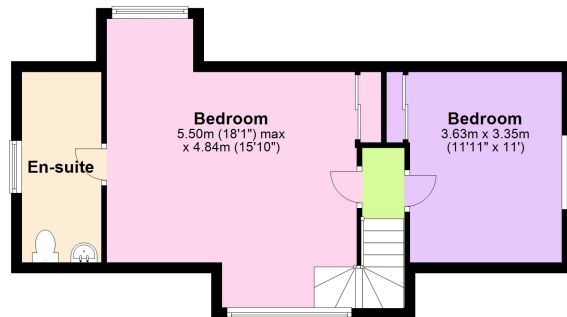
Ground Floor

Approx. 86.1 sq. metres (926.5 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 128.1 sq. metres (1379.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	