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

Woodbine Cottage 21, Stoke Road  
Bishops Cleeve GL52 8RP

**£579,950**



FOR SALE

**\*\* OPEN HOUSE SATURDAY 1st JUNE 11.30am - 1pm. \*\*** Please phone to make an appointment

A beautiful three bedroom detached black and white thatched cottage situated in a delightful village location within a no through road. This substantial grade two listed cottage is set within impressive mature gardens and is believed to date back to the 16th century. Woodbine cottage offers comfortable well planned living accommodation with many original character features with exposed ceiling and wall beams, wall panelling and feature Inglenook fire place with original bread oven. There is ample driveway for five vehicles and a detached garage. The property is convenient to local schooling and the village centre with its wide range of shopping and leisure facilities. No onward chain.

Entrance hall, ceramic tiled flooring, doors to cloakroom and open plan kitchen/dining/family room with feature Inglenook fireplace with original bread oven and cast iron log burner (not in use), wooden flooring, exposed timber ceiling and wall beams. Kitchen fitted with a matching range of eye and base level storage units with granite worktops, built-in and integrated appliances to include fan assisted oven, integrated fridge, dishwasher and washing machine. Sitting room: French doors to attractive rear garden, period open fireplace with log burner, wooden wall panelling, exposed timber ceiling and wall beams and door to conservatory, staircase with balustrade to landing and first floor living accommodation: Conservatory: window blinds and French doors to rear garden.

First floor: landing: window to side aspect, trap to loft space, built-in airing cupboard, door to bathroom and bedrooms one and two with connecting door from bedroom two to bedroom three. Bathroom: window to side aspect, suite comprising corner bath with tiled splash backs fitted with Mira shower unit, wash hand basin and WC. Bedroom one: double aspect windows, exposed timber beams, vanity unit and built-in wardrobes and drawer units. Bedroom two: double aspect windows, built-in double wardrobes, exposed timber and wall beams, door to bedroom three. Bedroom three: window to side aspect, exposed timber ceiling and wall beams and built-in wardrobe.

Exterior: Front aspect: the property is enclosed with hedging and a five bar gate gives access to a driveway offering hardstanding for five vehicles leading to a detached garage. The front gardens are stocked with an abundance of rose bushes, flowers and shrubs. Generous rear garden enclosed with fencing and hedging, being laid to lawn with patio area and well stocked with various specimen trees and flower and shrub borders. There is a bbq area and green house.

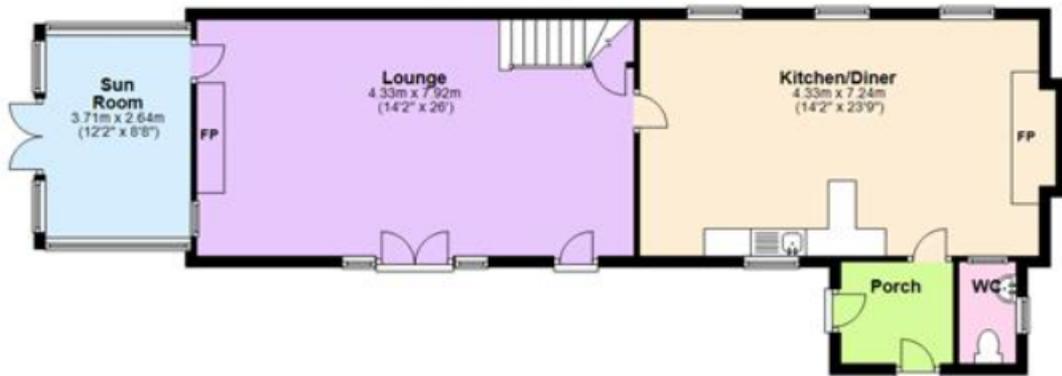






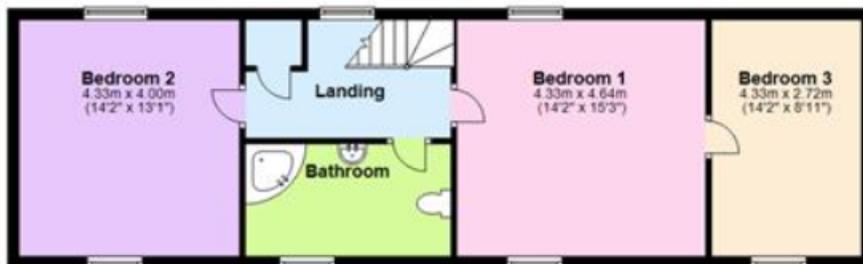
### Ground Floor

Approx. 82.5 sq. metres (898.1 sq. feet)



### First Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



Total area: approx. 149.1 sq. metres (1605.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	