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

81, Station Road  
Bishops Cleeve GL52 8HJ

**£530,000**



FOR SALE

A superb stone built three bedroom detached cottage situated in a highly sought after non-estate village location. The property originally built in the early 1800s has been extensively modernised and refurbished and offers spacious well planned living accommodation, featuring large lounge with log burner, newly fitted kitchen with built-in and integrated appliances and dining room. On the first floor there are three good size bedrooms and a new bathroom suite. To the exterior there is a substantial landscaped rear enclosed garden and a driveway for three vehicles leads to a detached double garage.

The property further benefits from planning permission for a double storey extension.

Entrance hall with built-in cloaks cupboard, stairs to landing and first floor living accommodation and doors to lounge and kitchen. Lounge: windows to front aspect, feature fireplace fitted with log burner, wood effect ceramic tiled flooring and double doors to dining room. Dining room: french doors to patio and garden and underfloor heating. Kitchen: Newly fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fan assisted oven, ceramic hob and extractor hood, fridge-freezer, dishwasher, washing machine, pull out larder, quartz worktops and built-in storage cupboard. Inner hall with doors to cloakroom and rear garden. Cloakroom with replacement white suite comprising vanity unit, WC and wall mounted chrome radiator.

First floor: landing with doors to family bathroom and bedrooms one, two and three. Bathroom: window to side, new white suite comprising bath with rain style shower, vanity unit, ceramic tiled flooring and splashbacking. Bedroom one: window to front aspect. Bedroom two: window to front aspect. Bedroom three: window with views to Nottingham Hill and built-in triple wardrobe.

Exterior: front garden being enclosed with Cotswold stone walling, a stone chipped driveway for approximately three vehicles leads to a detached double garage. Rear garden: attractive enclosed landscaped garden being laid to lawn and stocked with various trees and flower and shrub borders and two separate patio areas.

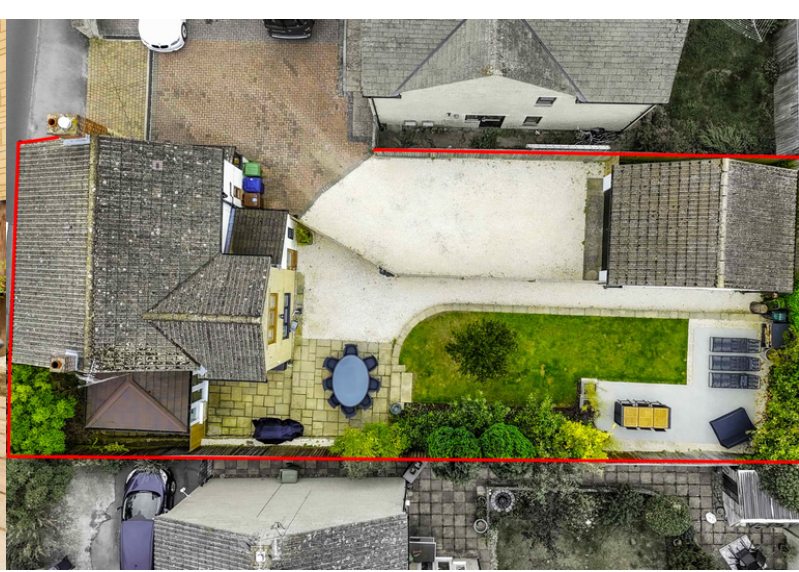
Garage with power and light and wooden constructed bar fitted with bar room tap and pedestrian door to rear garden.

Lounge: 21' x 12' 1

Dining room: 10' 10 max x 7' 6

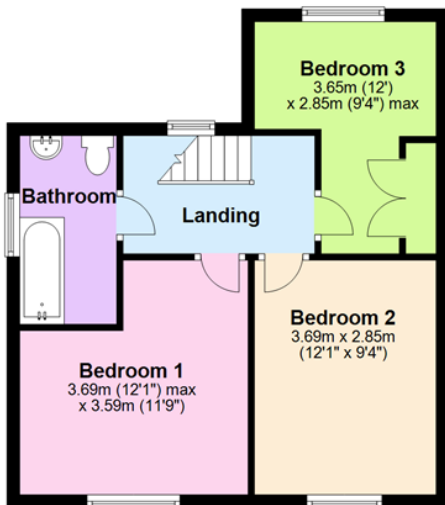






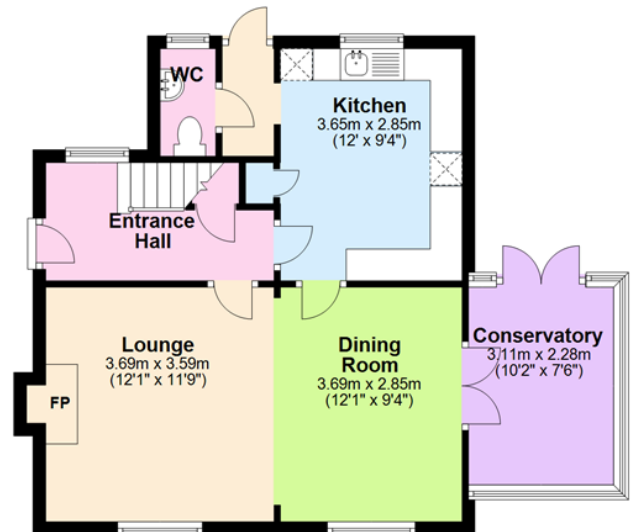
### First Floor

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



### Ground Floor

Approx. 52.9 sq. metres (568.9 sq. feet)



Total area: approx. 94.9 sq. metres (1021.6 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>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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	