



Shipton Oliffe

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ESTATE AGENTS

Shipton Oliffe

Cheltenham, GL54 4JE

Guide Price £1,250,000 Freehold

A stunning 5 bedroom, detached, family house set in the heart of the Cotswolds with views of the village and surrounding countryside.

APPROX 3000 SQUARE FEET • reception hall • sitting room • kitchen/dining room • family room • home office • utility/boot room • cloakroom • 5 bedrooms • 3 bath/shower rooms • garage & driveway • landscaped gardens • not overlooked • underfloor heating

Description

Hunters Pass is an exceptional property which has been creatively designed to incorporate large open plan living spaces conducive to a modern family lifestyle. The beautifully presented accommodation includes an impressive reception hall, kitchen/dining room with a range of quality integrated appliances, sitting room with 2 sets of bi-folding doors seamlessly opening to the gardens, family room with wood burner, home office, downstairs cloakroom, and a large utility/boot room. Upstairs, there are 5 bedrooms and 3 luxury bath/shower rooms. Both the master and guest bedroom have an en suite, the master also has a dressing room. Outside, there is parking for up to 5 cars, a single garage with electric door, and landscaped south facing gardens. The private garden is mainly lawn with a secluded courtyard at the rear.

Further Information:

Local Authority Cotswold District Council. **Tax Band** F. **Electricity**

Mains. **Water** Mains. **Sewerage** Septic tank. **Heating** LPG.

Broadband High speed fibre broadband connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.



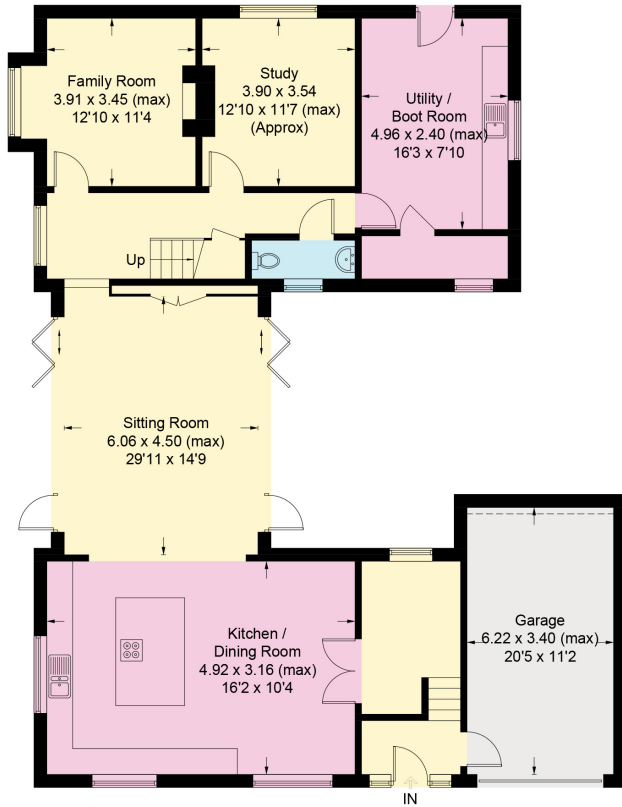


Situation

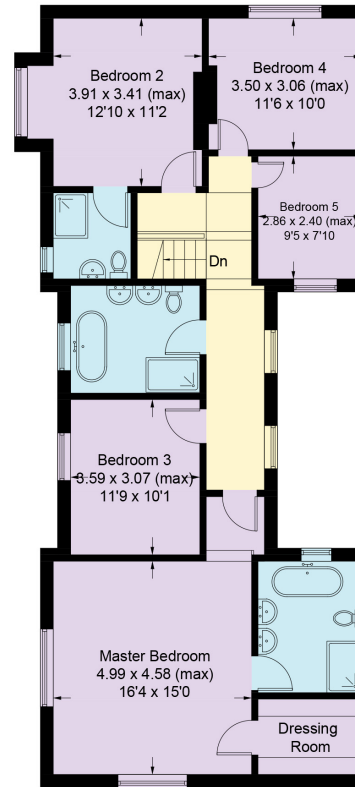
Shipton Oliffe is a quiet Cotswold village approx. 6 miles east of Cheltenham in an Area of Outstanding Natural Beauty. Local amenities include the Frog Mill Inn (approx. 1 mile away) with boutique bedrooms and bistro dining, schools, pubs, and a shop in the next village of Andoversford. There are wider facilities to be found in the attractive small market town of Northleach (with an excellent Gastro Pub, The Wheatsheaf Inn), and in Charlton Kings about 4 miles away on the edge of Cheltenham offering highly sought after infants and junior schools and Balcarras secondary school.

Hunters Pass

Approximate Gross Internal Area = 275.5 sq m / 2965 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID455482)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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