



Woodmancote



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The Rowans, Woodmancote, Cheltenham, GL52 9RL

£595,000 Freehold

An extended and remodelled 4 bedroom, detached family house, located in a quiet cul-de-sac, within this sought after village.

DECEPTIVELY SPACIOUS • reception hall • living room • utility & cloakroom • 29' kitchen/dining room • 4 generous bedrooms • 20' en-suite shower/bathroom • family bathroom • landscaped garden • driveway and workshop/store

Description

An impressive property, which has been thoughtfully extended and architecturally designed/reconfigured by the current owner, creating spacious family living throughout. The beautifully presented accommodation includes a welcoming reception hall, cloakroom, and living room with wall mounted 'flame effect' gas fire and solid oak flooring which continues from the hallway. The magnificent c. 29' kitchen/dining room has a range of stylish matching units, quartz worktops, a feature central island, porcelain tiling and French doors to the much loved rear garden. The good size utility room has matching units with additional deep utility sink and side pedestrian door. Upstairs, there are 4 generous bedrooms, and a modern family bathroom with travertine tiling. The principle bedroom is particularly impressive with a walk-through dressing area, leading to the luxurious 20' en-suite bathroom with 'Whirlpool' bath and separate shower cubicle. Outside, to the front, is a block paved driveway providing off-road parking for up to 3 vehicles leading to the partial garage/store. The pristine rear garden is tastefully landscaped and includes a restful raised decked area overlooking the lawn with fully stocked borders and a sandstone terrace providing an ideal dining spot. Tewkesbury Borough Council Tax Band E.



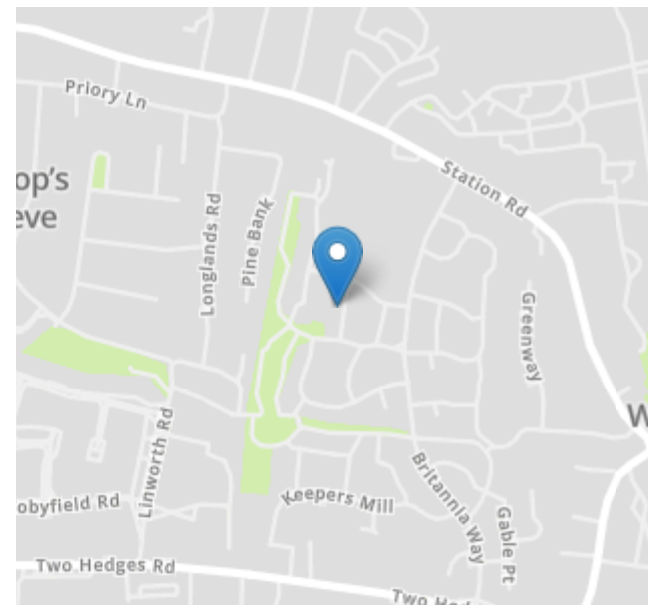
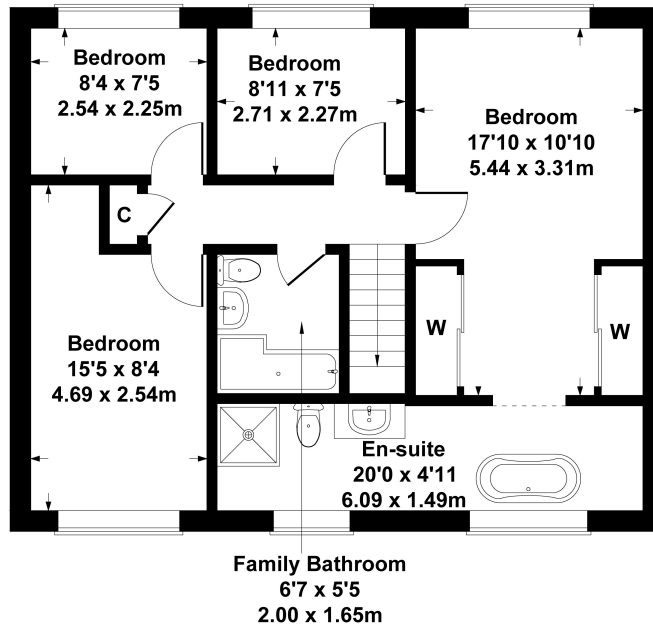
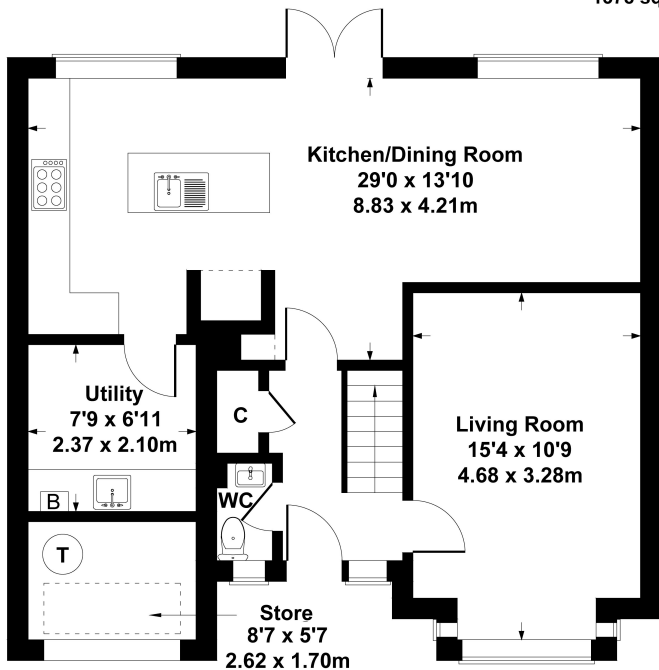
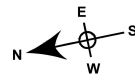


Situation

The village of Woodmancote is situated a few miles to the north of Cheltenham and has a village store, primary school, and a local pub. A little further, and Bishops Cleeve has a much broader range of facilities including supermarkets, schools, and a doctors surgery. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

1 The Rowans

Approximate Gross Internal Area
1378 sq ft - 128 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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