



Bishops Cleeve



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Mayfield Close, Bishops Cleeve, Cheltenham, GL52 8NA

Guide Price £595,000 Freehold

A charming, beautifully presented, detached, period property, situated in this small no-through road, close to the centre of the village.

Reception hall • cloakroom • living room • magnificent kitchen/dining room • garden room • snug • 3 double bedrooms • master bedroom with dressing room • 2 bath/shower rooms • workshop/store • landscaped gardens • gas central heating & double glazing • off road parking

Description

An attractive, individual property which has been extended, creating stylish living space in this popular location. The impeccably presented accommodation includes a generous reception hall with underfloor heating, downstairs cloakroom, living room with feature fireplace, a magnificent kitchen/dining room with a range of integrated appliances, garden room with double doors to the garden, and a snug/tv room. Upstairs, there are 3 double bedrooms and 2 bath/shower rooms, the master bedroom with ensuite and a good size dressing room which could potentially create a 4th bedroom (with the relevant consents). Outside, there are beautifully manicured front and rear gardens, and off-road parking. The former garage has been converted to create a workshop/store and a home office with its own entrance. The property further benefits from gas central heating, double glazing, and still retains a number of character features true to the period.





Situation

Mayfield House is situated close to the centre of Bishops Cleeve, with easy access to the A435 to Cheltenham or north to Tewkesbury and the M5 J9. The village offers extensive amenities including a Tesco supermarket, post office, doctors surgery, banking facilities, and schools for all ages. Cheltenham (about 4 miles away) 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 hosts the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Further Information:

Local Authority Tewkesbury Borough Council.

Tax Band D

Electricity Mains. **Water** Mains. **Sewerage** Mains.

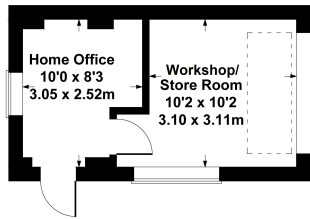
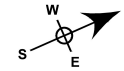
Heating Gas Central Heating.

Broadband Connected to the property.

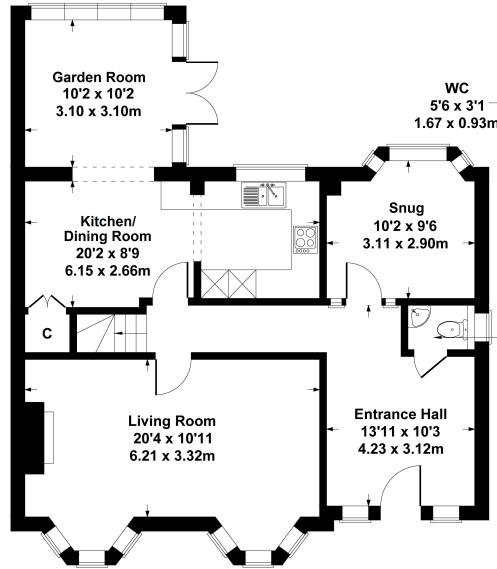
Purchasers should carry out their own investigations regarding the suitability of these services.

Mayfield House

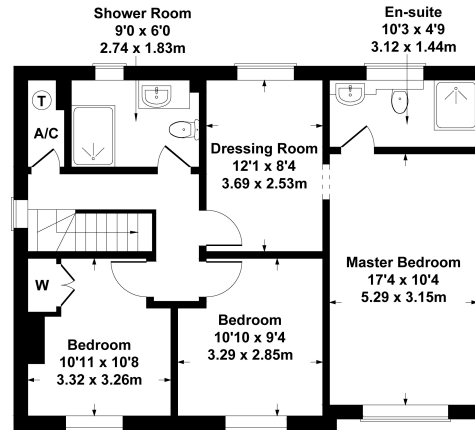
Approximate Gross Internal Area
1765 sq ft - 164 sq m



GARDEN ROOM
Garden Room Location/
Orientation Not Accurate



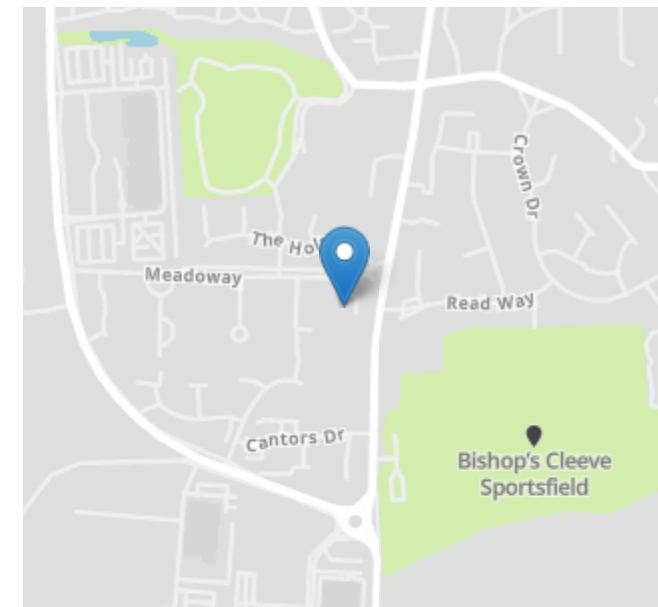
GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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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