



Elmstone Hardwicke



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Cheltenham, GL51 9TF

£495,000 Freehold

A chocolate box detached cottage with lovely gardens, situated on the edge of Cheltenham close to glorious countryside.

GRADE II LISTED COTTAGE • living room • dining room • kitchen/breakfast room • downstairs bathroom • 2/3 bedrooms • en-suite shower room • driveway & parking • beautiful gardens • gas central heating

Description

A handsome Grade II listed thatched cottage, full of charm and bursting with characterful features throughout. The delightful and versatile accommodation includes a good size dining room, living room with feature fireplace housing a log burning stove, and a modern kitchen/breakfast room with an attractive range of cupboards, granite worktops, a Belfast sink and good quality built-in appliances. There is also a refitted ground floor bathroom with claw footed, cast iron roll top bath and separate shower cubicle. There are 2 staircases which lead to the first floor bedrooms, the master with a refitted en suite shower room. Bedroom 2 is accessed via bedroom 3/home office. Outside, the property is approached via a gravelled driveway providing off-road parking for 3 cars. This stunning property is set within its generous plot with an outdoor shed and beautiful, well tended gardens which enjoy the countryside views.

Agent's Note: There is potential to purchase extra land to the rear of the property subject to separate negotiation.





Situation

Elmstone Hardwicke is small village to the west of Cheltenham, offering a rural feel yet within easy access of major road links and the town centre. 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.

Further Information:

Local Authority Tewkesbury Borough Council.

Tax Band F. **Electricity** Mains. **Water** Mains.

Sewerage Mains. **Heating** Gas Central Heating.

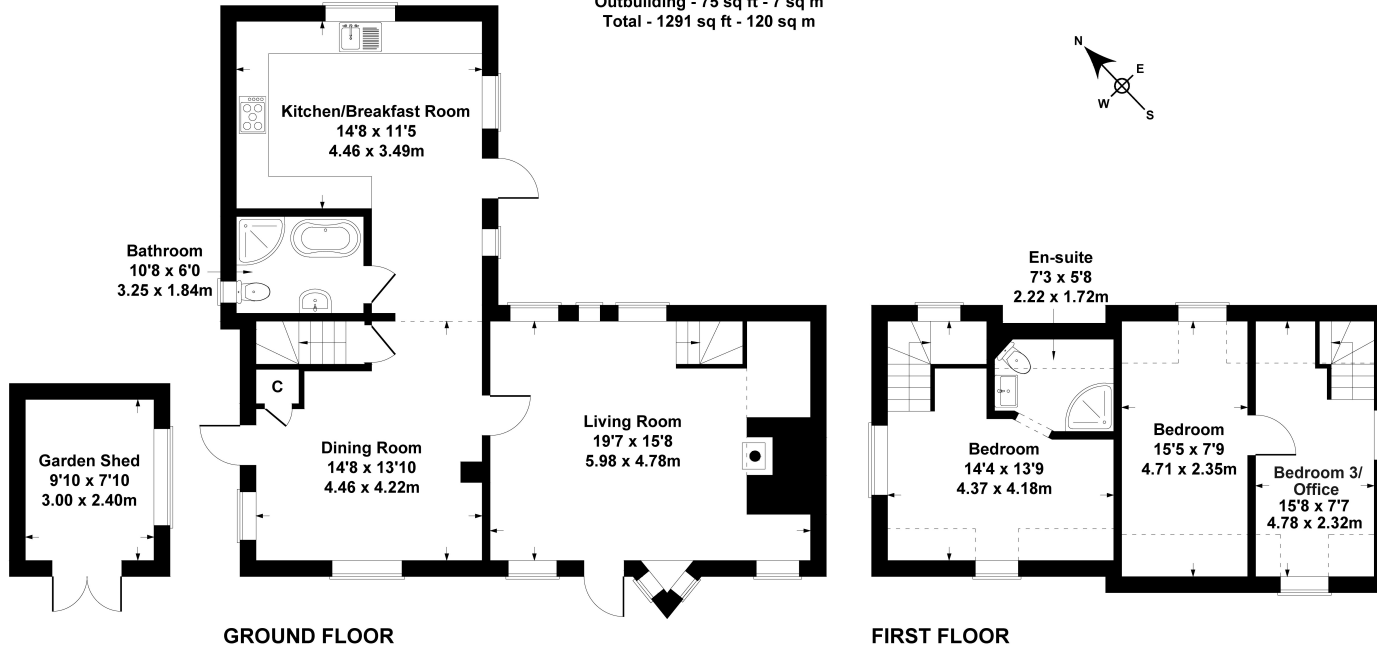
Broadband Connected to the property.

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

In 2000, subsidence was caused by neighbour's trees and was subject to an insurance claim. In 2007, this property was subject to an insurance claim as a result of flooding.

Old Meeting House

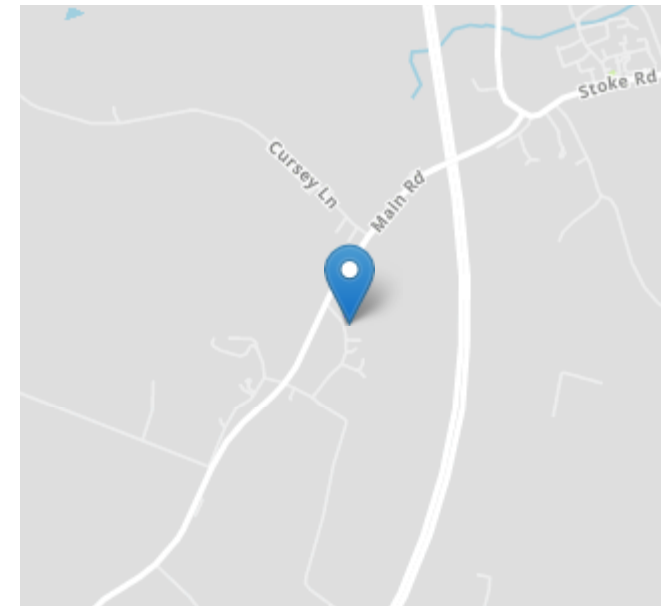
Approximate Gross Internal Area
 House - 1216 sq ft - 113 sq m
 Outbuilding - 75 sq ft - 7 sq m
 Total - 1291 sq ft - 120 sq m



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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