



Witcombe

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3 The Landers, Witcombe, Gloucester, GL3 4SP

Guide Price £850,000 Freehold

A characterful and beautifully presented 4 bedroom period cottage, set in this accessible position with glorious countryside views.

Reception hallway • living room • dining room • family room/home office • kitchen • utility room • cloakroom • 4 bedrooms • shower room • store rooms • driveway • landscaped gardens

Description

An attractive country cottage offering versatile family living space with excellent access to Cheltenham, Gloucester and Stroud. The charming and beautifully presented accommodation includes a reception hall, living room with feature wood burner and double doors to the garden, dining room, family room/home office, kitchen with a range of integrated appliances, separate utility room, and a ground floor cloakroom. Upstairs, there are 4 bedrooms all enjoying lovely views, and a refitted shower room. Externally is a driveway, 2 store rooms/workshop, and a level landscaped garden.

Further Information:

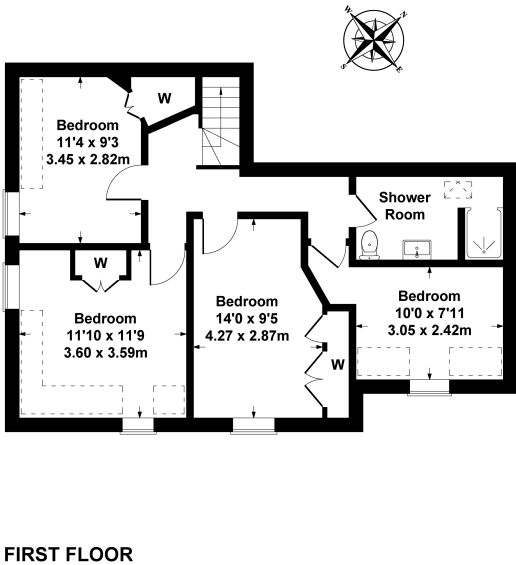
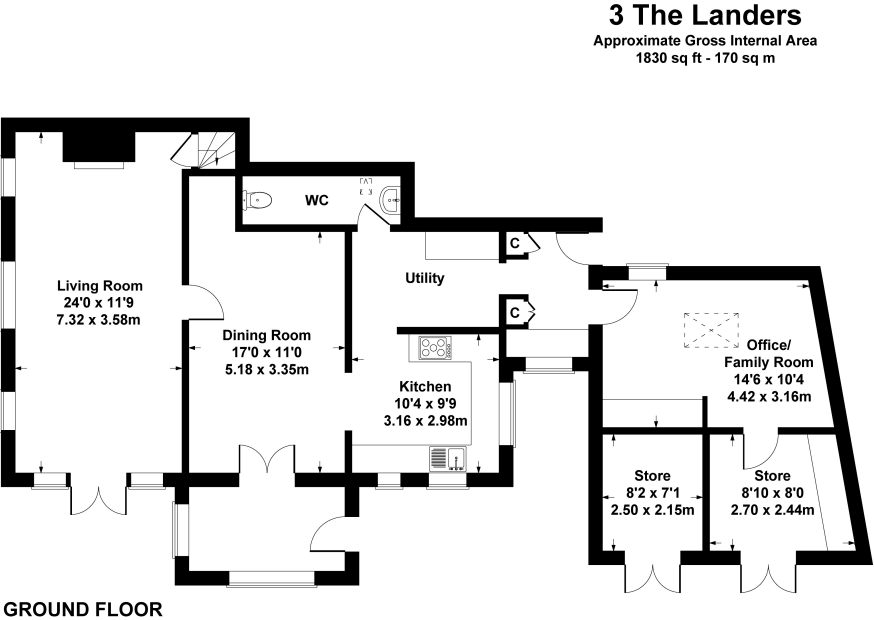
Local Authority Tewkesbury Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Private Supply. **Heating** Oil Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

Situated on the outskirts of Cheltenham with excellent road links including the M5, M4 and A417, also close to supermarkets, schools and glorious countryside. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.



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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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