



Badgeworth



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Cold Pool Lane, Badgeworth, Cheltenham, GL51 4UP

Guide price £1,275,000 Freehold

**A substantial 6 bedroom detached family house, set in approx. 1.5 acres of level gardens, overlooking and adjoining glorious countryside.**

APPROX 3250 SQUARE FEET • reception hall • living room • snug • home office • kitchen/dining room • sun room with underfloor heating • utility room • boot room • cloakroom • 6 bedrooms • 4 bath/shower rooms • games room • double garage & driveway • approx 1.5 acres

## Description

An attractive property which has been extended, remodelled and upgraded creating versatile family living space, set in large level gardens. The beautifully presented accommodation includes a reception hall, bay fronted living room with wood burner, snug with adjoining home office, kitchen/dining room, and a magnificent sun room with fully retractable bi-folding doors opening out to the rear garden. Also on the ground floor is a cloakroom, utility room, boot room, and a shower room. Upstairs, there are 6 good size bedrooms and 3 bath/shower rooms. Outside, the property is approached via double electric gates leading to a sweeping gravelled driveway, providing ample parking and turning for several vehicles. The well maintained gardens extend to approx. 1.5 acres, mainly laid to lawn with a large patio and seating area. There is also a double garage and a games room with shower room and sauna.





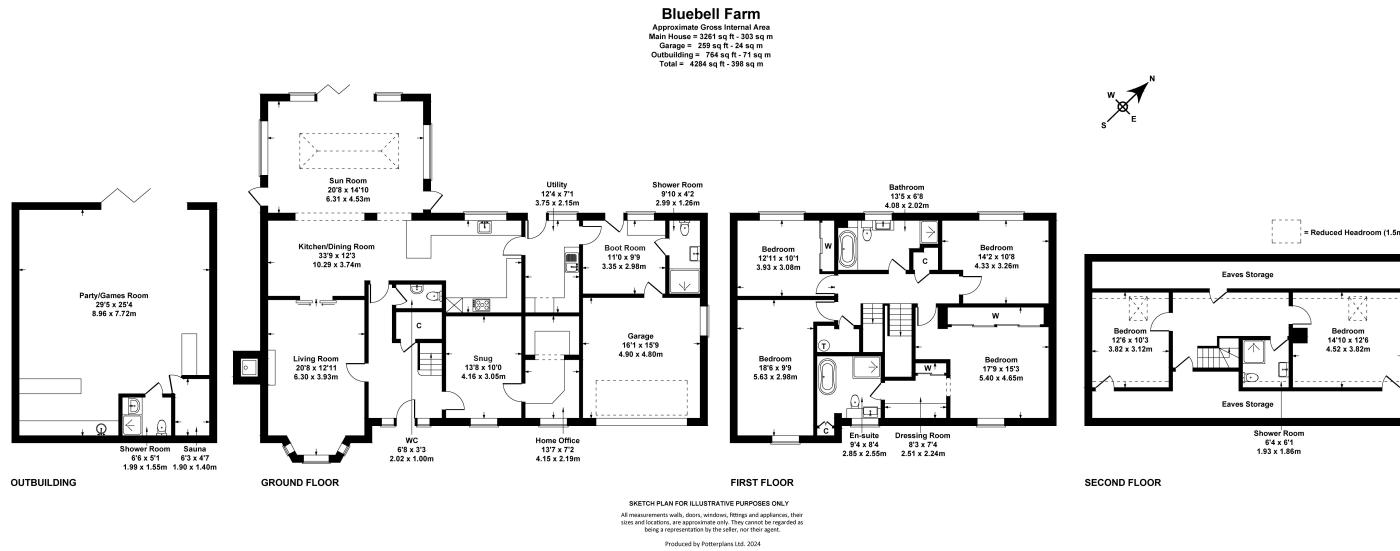
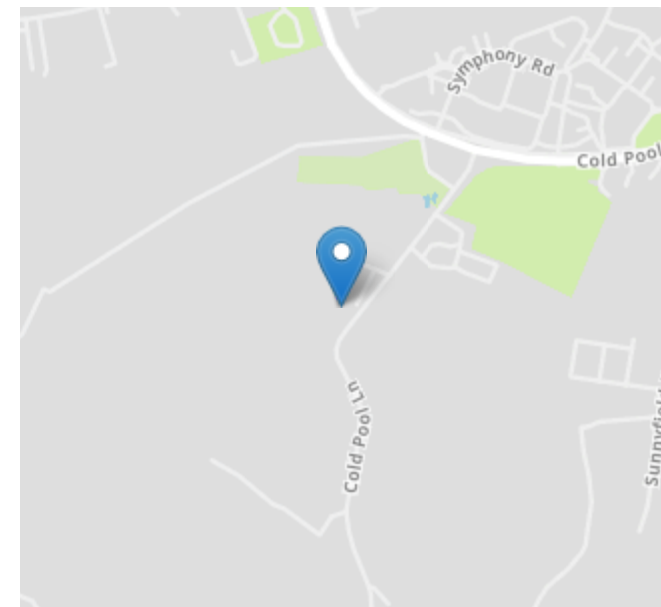
### Situation

Cold Pool Lane is a sought after semi-rural location, close to Cheltenham, Gloucester, glorious rolling countryside, excellent schools, road access, and amenities.

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** E. **Electricity** Mains. **Water** Mains. **Sewerage** Septic Tank. **Heating** Oil Fired Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. **AGENTS NOTE** - An insurance claim was made in 2016/2017 for root induced clay shrinkage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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