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41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

The Greens , Stoke Road  
Bishops Cleeve GL52 7RT

**£515,000**



FOR SALE

Set in a desirable none-estate location on the edge of the village is this spacious four bedroom bay fronted detached house. The property occupies a generous plot and features entrance hall, cloakroom, lounge and large kitchen/dining/family room. On the first floor there is a modern family bathroom and four good size bedrooms, the main having en-suite. To the exterior there are enclosed gardens with a large patio and covered seating area. A driveway offering ample hard standing for six vehicles leads to a garage and studio/workshop. \*\* PROMPT VIEWING IS RECOMMENDED \*\*

Entrance hall with doors to cloak room, lounge and kitchen/dining/family room and stairs with balustrade to first floor living accommodation. Cloakroom/utility room: modern white suite, comprising W.C, vanity unit and space and appliance space. Lounge: bay window with shutters to front aspect, feature fire place, double doors to generous kitchen/dining/family room, window and doors to patio and rear garden, modern fitted kitchen comprising a matching range of eye and base level storage units, with integrated dishwasher, range cooker space with splash backing and extractor hood, appliance space and built in storage cupboard.

First floor, landing with window to side aspect, trap to loft space and doors to family bathroom and bedrooms one, two, three and four. Family bathroom: modern white suite comprising bath fitted with shower, wash hand basin and W.C, chrome towel radiator and built-in airing cupboard. Bedroom one: window with views to Cleeve Hill and fitted wardrobes. En-suite: modern white suite with built-in shower, vanity unit and W.C . Bedroom two: window to rear aspect and fitted wardrobes. Bedroom three: window to rear aspect. Bedroom four: window to front aspect.

Exterior: The front garden is enclosed by walling and fencing being mainly laid to patio with a driveway offering ample hard standing for six vehicles leading to garage and a studio/workshop. The rear garden is a generous size being laid to lawn with a large patio and covered seating area.

Studio/workshop: frosted window and door to front aspect, power, light and cloakroom.

Garage with remote control up and over door, power and light.

Lounge: 16ft x 11ft 6"

Kitchen/dining/family room: 21ft 6" max x 12' 3

Bedroom one: 11' 7 max x 11' 5 max





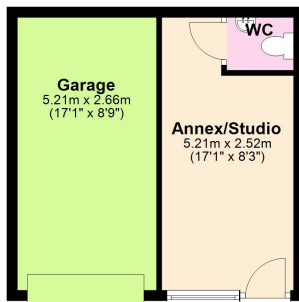






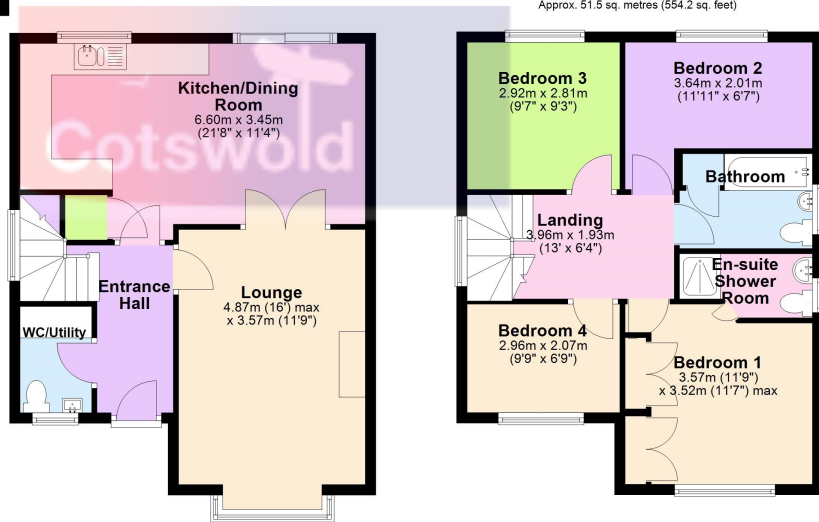
### Ground Floor

Approx. 79.4 sq. metres (854.4 sq. feet)



### First Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 130.9 sq. metres (1408.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(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		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		