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

11, Church Row
Gretton GL54 5EZ

£575,000



FOR SALE

A rare opportunity to acquire this impressive four bedroom semi detached house set in a beautiful village location with far reaching views to Countryside. The property occupies a very large plot with attractive mature gardens and spacious well planned living accommodation, comprising lounge with feature fire place and log burner, dining/family room and fitted kitchen. There is family bathroom, modern shower room, three double bedrooms and a single bedroom. There is an imposing and impressive mature garden and driveway offering ample parking with EV charger.

**** OPEN HOUSE EVENT SATURDAY 12th July 11am-1.00pm phone to register your interest and to book an appointment ****

Accommodation:

Ground Floor:

- Entrance Porch & Hallway: Access to the sitting room, bathroom, and stairs to the first floor.
- Bathroom: Front aspect window, modern white suite including bath with shower, vanity unit, WC, and space/plumbing for a washing machine.
- Lounge: Delightful views over the garden, feature brick fireplace with Villager log burner, stripped wooden floorboards, access to kitchen.
- Kitchen: French doors to the rear patio and garden, fitted with a range of eye-level and base units, appliance space, built-in storage, and an archway to:
- Dining/Family Room: Dual-aspect windows with garden views, built-in airing cupboard, and door to rear patio.

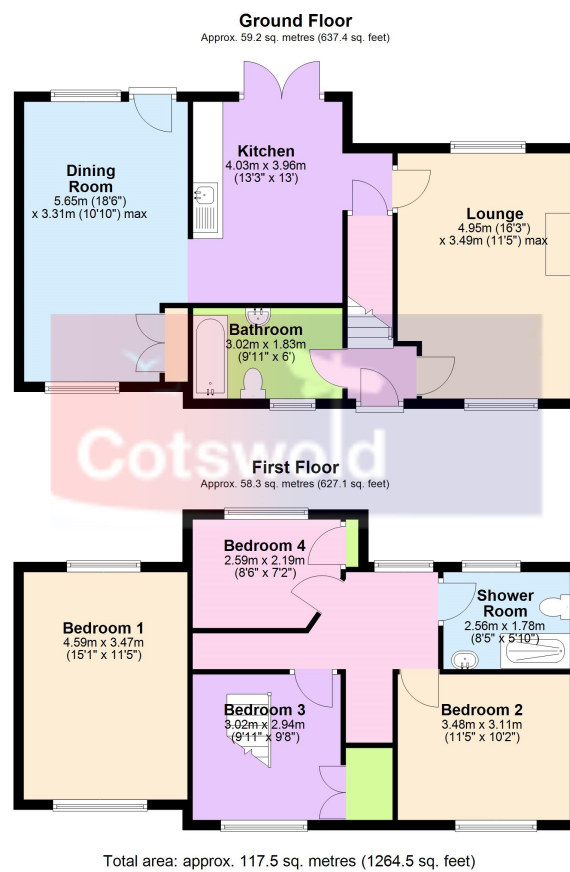
First Floor:

- Landing: Wooden floorboards, access to loft space, doors to all bedrooms and shower room.
- Shower Room: Modern, fully tiled suite with built-in shower, splashback, vanity unit, and WC.
- Bedroom One: Views over the rear garden.



bordered by mature trees, flowers, and shrubs. At the rear is a large concrete plinth with trunking laid from the house—ready for a garden room or summer house.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		