



Elmstone Hardwicke



Elmstone Hardwicke

Cheltenham, GL51 9TF

£499,950 Freehold

A chocolate box detached cottage with lovely gardens and a small paddock, 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 • small paddock • 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 a small paddock, outdoor shed, and beautiful well tended gardens which enjoy the countryside views.





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.

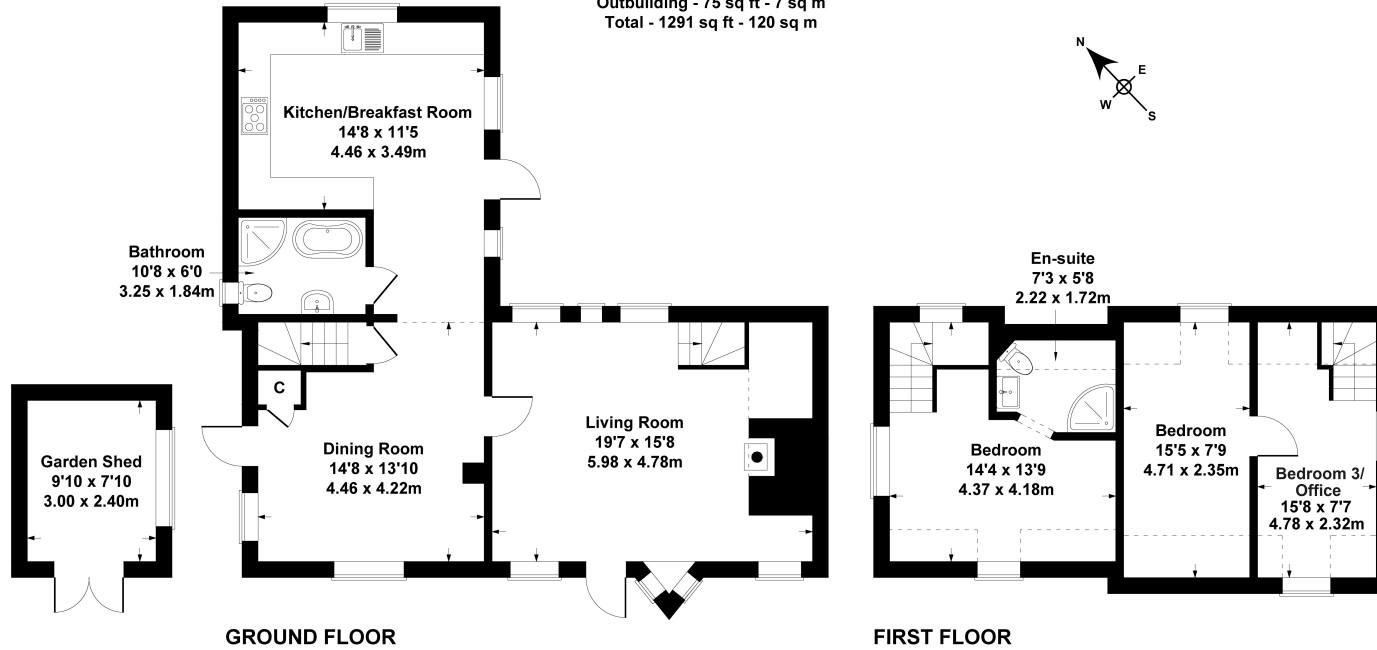
Purchasers should carry out their own investigations regarding the suitability of these services.

Please note 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.

What3words ///shifters.visual.diamond

Old Meeting House

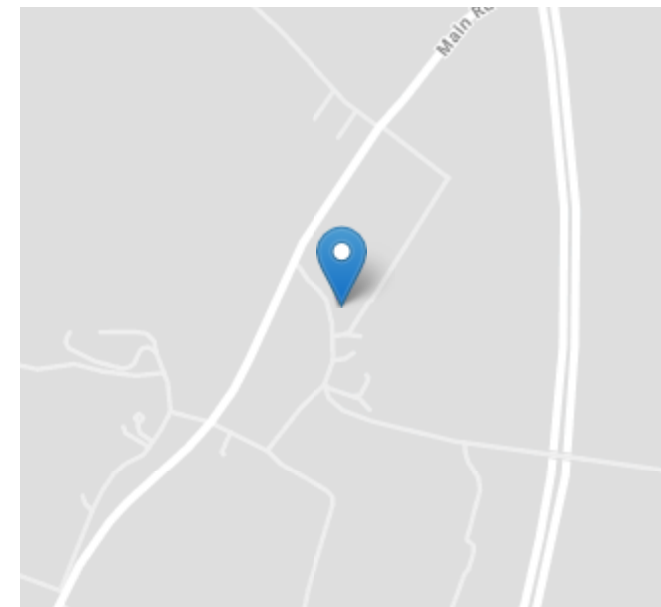
Approximate Gross Internal Area
House - 1216 sq ft - 113 sq m
Outbuilding - 75 sq ft - 7 sq m
Total - 1291 sq ft - 120 sq m



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.

Produced by Potterplans Ltd. 2024



Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.