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

21, Celandine Bank  
Woodmancote GL52 9HZ

**£610,000**



**SOLD STC**



Set in a prime location within a highly sought after area of Woodmancote is this substantial four bedroom detached house. The property benefits from lovely views to Cleeve Hill and offers spacious well planned living accommodation, featuring generous lounge, study, separate dining room, fitted kitchen and family room. On the first floor there is a modern bathroom suite and four bedrooms, the main having en-suite. To the exterior a driveway for three vehicles leads to a double garage and there is an attractive enclosed south facing rear garden.

Entrance hall: doors to cloak room, study, lounge, dining room and kitchen. Cloakroom with modern white suite. Study: window with lovely views to hills. Lounge: bay window with lovely views to hills, feature fireplace with gas coal effect living flame fire, French doors to garden and double doors to dining room. Dining room: bay window to rear garden. Kitchen: comprising a modern matching range of eye & base level storage units with built-in fan assisted oven, five ring gas hob with extractor hood & integrated dishwasher and appliance space. Family room: French doors to garden and door to double garage.

First floor: landing with built-in airing cupboard and doors to family bathroom and bedrooms one, two, three and four. Family bathroom: fully tiled suite comprising: bath with Mira shower unit and shower screen, vanity unit and WC. Bedroom one: lovely views to surrounding hills, built-in wardrobes, door to en-suite with white suite comprising built-in shower, vanity unit and WC. Bedroom two: views to hills and built-in double wardrobe. Bedroom three: built-in wardrobe. Bedroom four: fitted with double wardrobes and drawer units.

Exterior: front garden being laid to lawn and well stocked with various flower and shrub borders a driveway for three vehicles, leads to a double garage. Rear garden: South facing being enclosed with wooden fencing and hedging, substantial patio area and and laid to lawn and stocked with various trees and flower and shrubs.





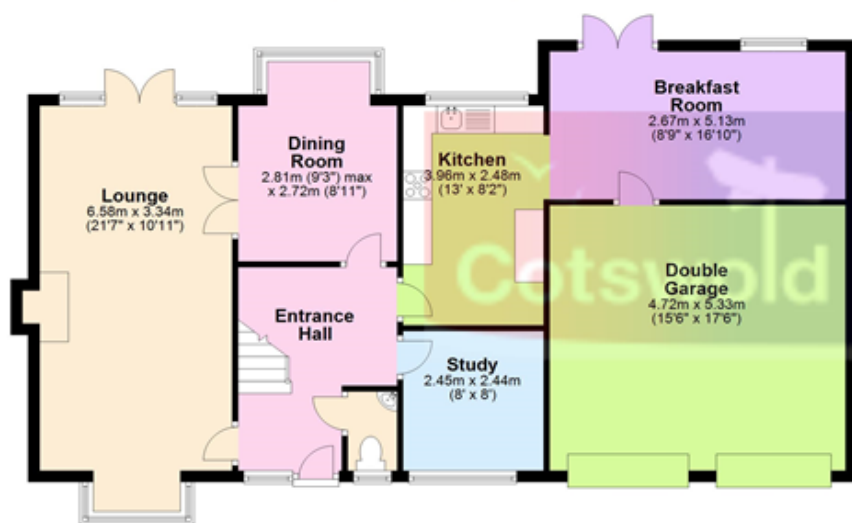






### Ground Floor

Approx. 98.7 sq. metres (1062.2 sq. feet)



### First Floor

Approx. 58.1 sq. metres (625.0 sq. feet)



Total area: approx. 156.7 sq. metres (1687.2 sq. feet)

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 73                         | 84        |
| (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<br>2002/91/EC |           |