



Tel: 01242 676767

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

4, Willcox Drive  
Woodmancote GL52 9PW

**£700,000**



FOR SALE



Cotswold Estate Agents are delighted to offer for sale this substantial, immaculately presented stone built four bedroom detached house. Set in a quiet cul-de-sac within a sought after area, close to two desirable schools. This property offers spacious well planned living accommodation.

The ground floor features a dining room with views to the front aspect, a modern cloakroom with white suite, a generously sized lounge with modern stone fireplace and electric coal effect fire, windows to the front aspect and French doors leading to a spacious family sunroom. The family sunroom has underfloor heating, stunning views of the rear landscaped garden and French doors lead out into the garden. The large well appointed fitted kitchen, has appliances including a double integrated fridge, double integrated freezer, new Smeg range cooker, dishwasher, washing machine and has the additional benefit of a family breakfast room area with French doors leading to the rear enclosed garden.

Stairs lead to the first floor, where there are four good size bedrooms, each with fitted wardrobes. The master bedroom is exceptionally large and has a modern en-suite with bath, WC and wash hand basin.

There is a modern family bathroom with white suite comprising bath, shower, wash hand basin and WC and a separate fitted linen cupboard.

There is access to the vast loft space from the landing area.

To the rear of the property is an extremely large, landscaped, west facing garden with summer house/office.

There are 3 Patio areas, offering a variety of spaces to dine and relax.

The garden offers colour throughout the year and there is a variety of interest with a classic English garden, a Japanese garden with two wildlife ponds and a Nautical garden with pond and wildlife ponds. Seating is placed around the garden to enjoy each area.

The summerhouse/office is insulated and has additional electrical supply, including plenty of plug sockets, meaning this space offers great potential for a wide variety of uses.

There is also a greenhouse for growing seasonal fruit and veg.





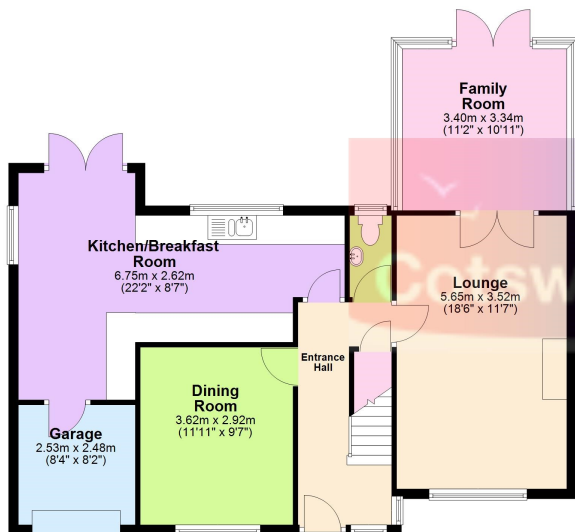






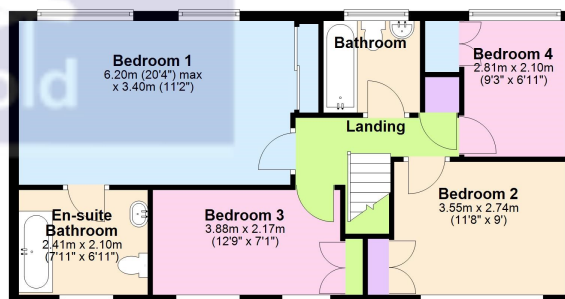
### Ground Floor

Approx. 82.8 sq. metres (891.5 sq. feet)



### First Floor

Approx. 63.2 sq. metres (679.8 sq. feet)



Total area: approx. 146.0 sq. metres (1571.3 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>		
(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		
	70	79
England, Scotland & Wales		
EU Directive 2002/91/EC		