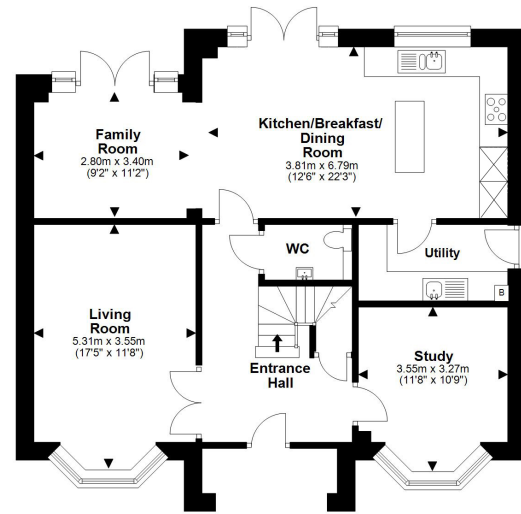
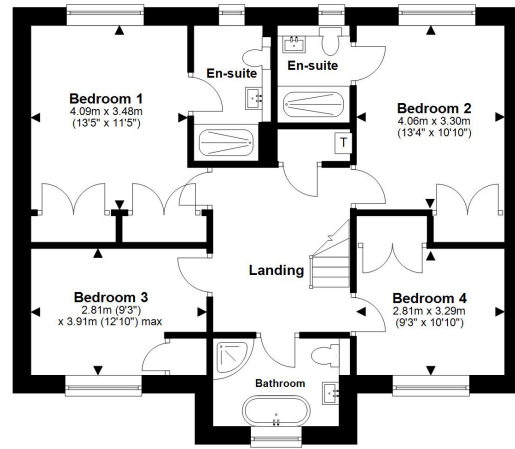


Ground Floor



First Floor



Main area: Approx. 174.1 sq. metres (1874.4 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.  
Errington Smith Sales & Lettings  
Plan produced using PartUp.



### 24 Villard Close, Coombe Hill, Gloucester GL19 4ER

A beautifully presented four bedroom detached property with a double garage ideally situated for easy access to Cheltenham, Gloucester, Tewkesbury, nearby villages and the M5 motorway.

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- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

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

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01242 575805 [www.erringtonsmith.com](http://www.erringtonsmith.com) 107 Promenade Cheltenham Gloucestershire GL50 1NW

## 24 Villard Close, Coombe Hill, Gloucester GL19 4ER

A beautifully presented four bedroom detached property with a double garage ideally situated for easy access to Cheltenham, Gloucester, Tewkesbury, nearby villages and the M5 motorway. Its spacious accommodation, offered in excellent decorative order, comprises in brief on the ground floor an inviting entrance hall with understairs storage, a large living room, a separate study, an impressive open plan kitchen/breakfast/dining room flowing into a bright family room both enjoying direct access onto the attractive rear garden. There is also a utility room with side access and a cloakroom. Upstairs, a generous landing leads to four double bedrooms all with built-in wardrobes. Two bedrooms feature en-suite shower rooms, alongside a stylish family bathroom complete with separate shower and a freestanding bath. Further benefits of this fine property include double glazing, gas fired central heating, a fully fitted kitchen with a five pan induction hob, built-in double oven and built-in microwave, a double garage with two electric vehicle charging points and rear door access, ample off-road parking, side access, a generous well-maintained rear garden mainly laid to lawn with a large patio area for outdoor entertaining, plus an NHBC warranty. For the maintenance of the development there was a six month service charge payment of £216.80 from January to June 2026, reviewed six monthly. Council tax band - F.



### Directions

Leave Cheltenham via the Tewkesbury Road and continue straight until the Coombe Hill traffic lights. Turn right, take the second turning on the left, then turn right into a cul-de-sac where the property can be found on the left hand side.

### Price:

£775,000

### Tenure:

Freehold

### Contact: