



Westmancote

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Westmancote

Tewkesbury, GL20 7ES

Guide Price £615,000 Freehold

A 3 bedroom, detached, stone cottage situated in a generous plot and backing onto open fields.

NO ONWARD CHAIN • reception hall • cloakroom • living room • kitchen/breakfast room • garden/sun room • 3 bedrooms • bathroom • mature garden • detached double garage • lovely views

Description

An attractive period property that offers real potential to extend/develop (with the relevant consents). The accommodation, which is now in need of some updating, includes a reception hall, downstairs cloakroom, living room with feature fireplace, kitchen/breakfast room, and a good size garden/sun room overlooking the rear garden and fields beyond. Upstairs, there are 3 bedrooms and a bathroom, the bedrooms enjoying far reaching countryside views towards the Malverns. Outside, there is a detached double garage with a driveway in front, and a lovely garden laid principally to lawn with a pretty stream running through it. The property further benefits from gas central heating and double glazing.

Further Information:

Local Authority Wychavon District Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** ADSL connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. The property is located within a conservation area.

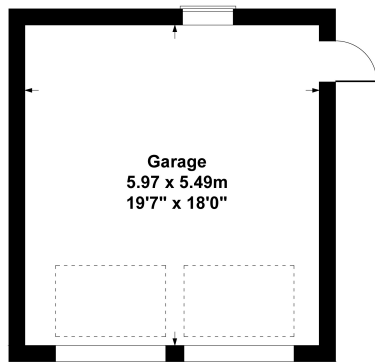




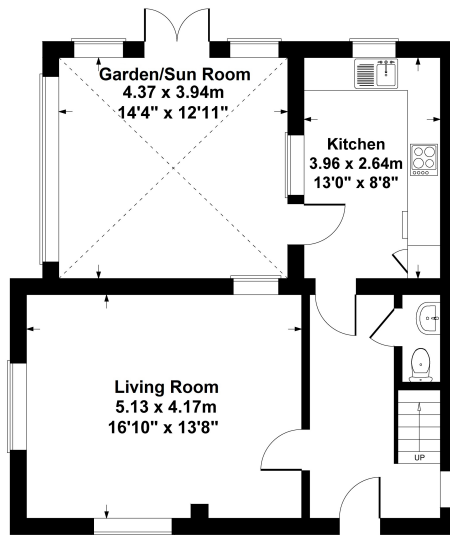
Situation

Situated in a quiet country lane in this pretty village, approx. 3 miles from Tewkesbury and 11 miles from Cheltenham. Cheltenham has a wide selection of shops, bars, restaurants, and a vibrant town centre with Regency parks and a host of amenities. The beautiful city of Worcester is around 14 miles away with independent boutiques and coffee houses. It's approx. 4 miles to the M5, which provides direct routes to the West Midlands, Bristol and the West Country. Mainline train stations are to be found at Ashchurch (approx. 3 miles), Cheltenham and Worcester.

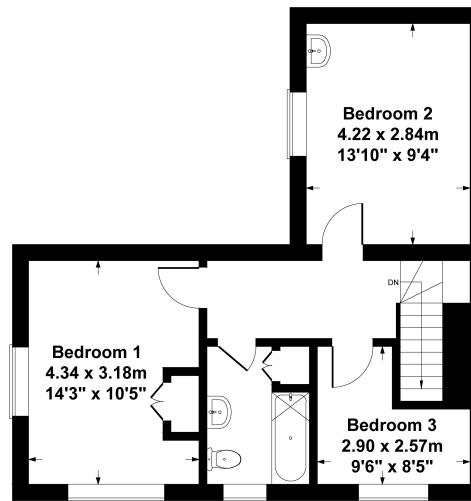
Approximate Gross Internal Area
 Main House - 111 sq. metres (1198 sq. feet)
 Garage - 33 sq. metres (352 sq. feet)
 Total - 144 sq. metres (1550 sq. feet)



Garage

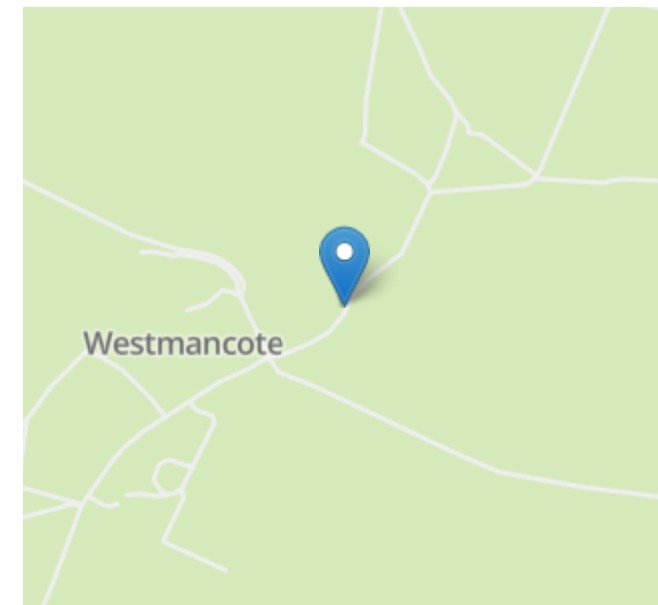


Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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