



Shurdington

The logo for Nick Griffith Estate Agents. It features a green house-shaped icon with a white 'G' inside, followed by the text 'Nick GRIFFITH' in a bold, sans-serif font, and 'ESTATE AGENTS' in a smaller font below it.

Nick
GRIFFITH
ESTATE AGENTS

Shurdington

Chargrove Lane, Shurdington, Cheltenham, GL51 4XB

Guide Price £750,000 Freehold

A substantial, detached, bungalow with a 1 bedroom annexe, situated in this quiet no-through road adjoining open fields at the rear.

NO ONWARD CHAIN • approx. 0.4 acre • reception hall • living room • conservatory • kitchen/dining room • utility room • 2/3 bedrooms • 2 bath/shower rooms • loft rooms • self contained annexe • large garden • parking for several cars

Description

Situated in a private road, this individual property offers an excellent opportunity to be remodelled/developed (with the necessary consents). The accommodation, which is now in need of full refurbishment, includes a generous reception hall, living room with feature wood burner, conservatory overlooking the garden, kitchen/dining room, and a utility room. There are also 2 double bedrooms and 2 bath/shower rooms, the master bedroom with a dressing room and ensuite. Upstairs, there are 2 loft rooms which could create further bedrooms (with the relevant permissions). The property currently has a self contained 1 bedroom annexe which could be incorporated into the main living space. Outside, there is ample parking and turning space, and a lovely rear garden adjoining open fields. Tewkesbury Borough Council Tax Band F.



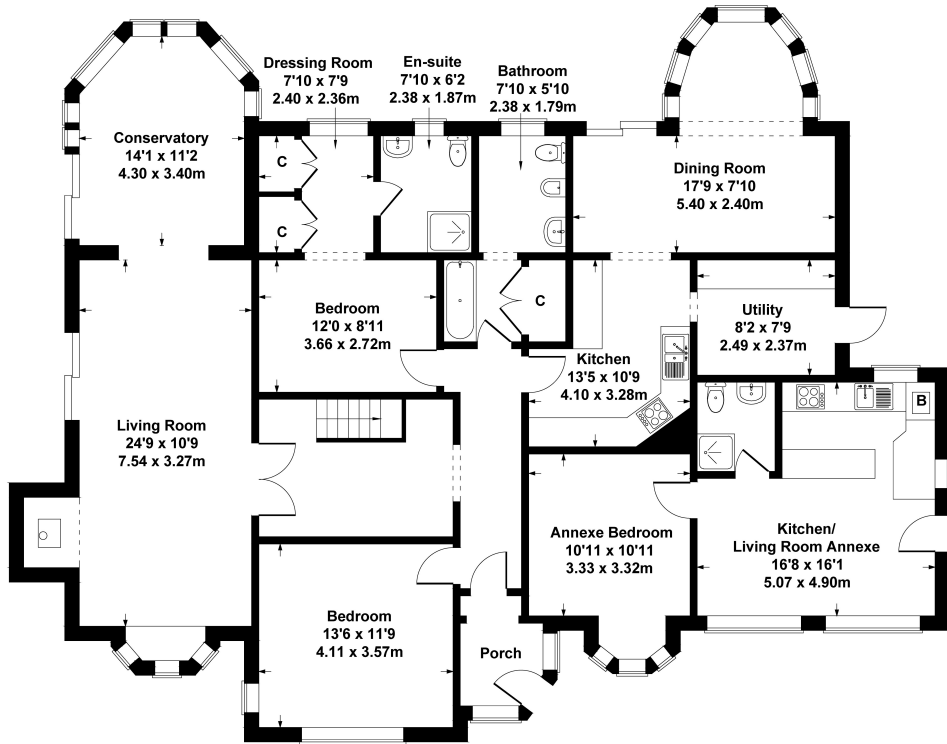


Situation

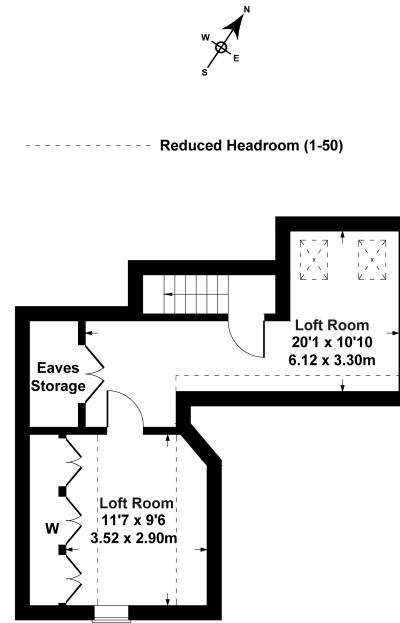
Situated in a lovely countryside setting on the edge of Hatherley, close to the reputable Leckhampton and the vibrant Bath Road. This sought after location provides the perfect balance of country living with convenience and, whilst distinctively semi-rural, it is extremely close to Cheltenham. Cheltenham is renowned for its lively café and restaurant culture, festivals, excellent shopping, and particularly its exceptional schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close, in addition to a number of excellent local state primary and grammar schools.

St Francis

Approximate Gross Internal Area
2368 sq ft - 220 sq m



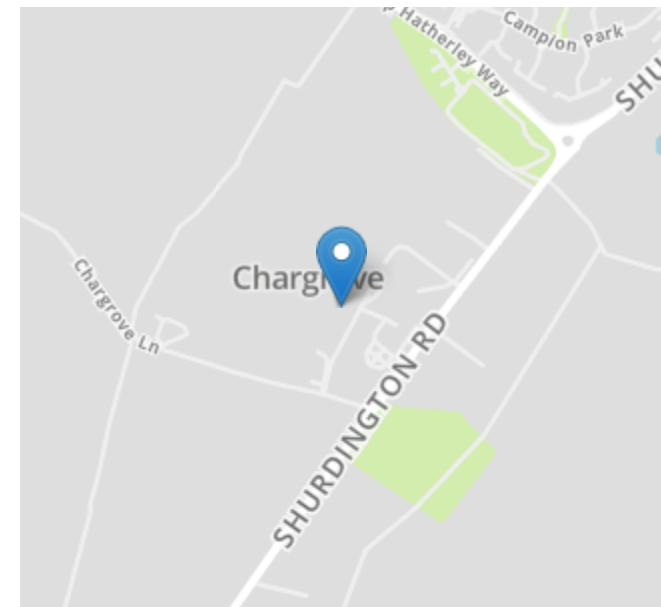
GROUND FLOOR



FIRST FLOOR

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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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