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

23, The Holt  
Bishops Cleeve GL52 8NQ

**£650,000**



**SOLD STC**



A rare opportunity to acquire this substantial bay fronted four bedroom detached house set in a highly regarded village location within a quiet cul-de-sac. The spacious well planned living accommodation features reception hall, cloakroom, study, generous lounge, conservatory, separate dining room, kitchen/breakfast room and utility room. On the first floor there is an imposing galleried landing, family bathroom, four good size bedrooms the main having a dressing room and en-suite. To the exterior a driveway for three vehicles leads to a double garage. And there is an attractive west facing enclosed rear garden with patio area. \* FURTHER PHOTOS TO FOLLOW NO ONWARD CHAIN \*

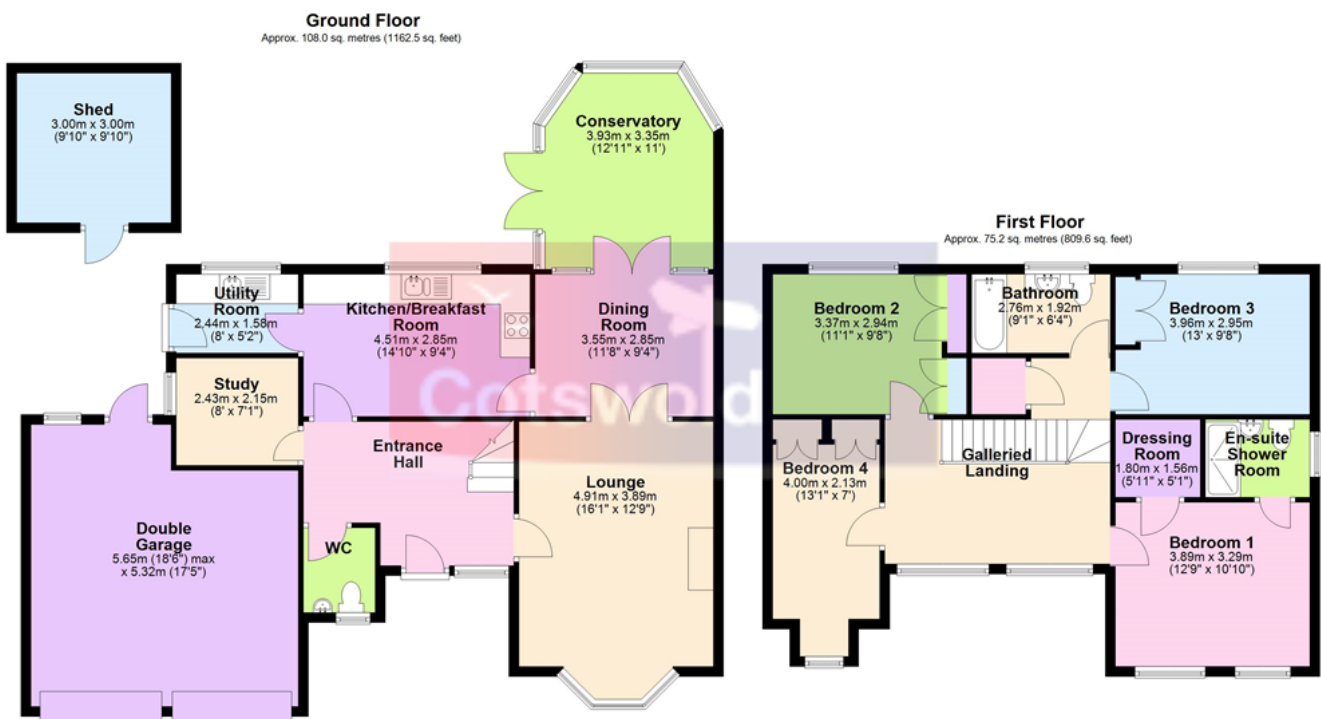
Reception hall with stairs to galleried landing, built-in storage cupboard and doors to cloakroom, study, lounge and kitchen/breakfast room. Cloakroom: white suite comprising vanity unit and WC with concealed cistern. Study: window to side aspect. Lounge: bay window to front aspect, feature marble fireplace with gas coal effect living flame fire, double doors to dining room, French doors to conservatory and door to kitchen/breakfast room. Conservatory: doors to patio and rear garden. Kitchen/breakfast room: window to rear garden, fitted with a matching range of eye and base level storage units with built-in and integrated appliances to include fan assisted oven gas hob and extractor hood, integrated fridge-freezer, dishwasher and door to utility room. Utility room: appliance space, wall mounted gas boiler and door to side aspect.

First floor, galleried landing with windows to front aspect, trap to loft space with loft ladder, built-in airing cupboard and doors to family bathroom and bedrooms one, two, three and four. Bathroom: white suite with tiled splashbacks comprising bath, vanity unit and WC with concealed cistern. Bedroom one: windows to front aspect, door to dressing room and en-suite, dressing room with wardrobe and storage area. En-suite: built-in shower with Mira shower unit, wash hand basin and WC. Bedroom two: window to rear garden and built-in double wardrobe. Bedroom three: window to rear garden and built-in wardrobe. Bedroom four: window to front aspect and built-in wardrobe.

Exterior: A tarmacadam and block paved driveway offers hardstanding for three vehicles leading to a double garage. Front garden being laid to with Irish Yew trees, bushes, flowers and shrubs, gated side access to rear garden. Enclosed west facing garden benefiting from a substantial patio area being laid to lawn and stocked with various trees and flower and shrub borders, there is a substantial garden shed.







Total area: approx. 183.2 sq. metres (1972.2 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>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <span>EU Directive 2002/91/EC</span>		