



Tel: 01242 676767

[www.cotswoldestateagents.co.uk](http://www.cotswoldestateagents.co.uk)

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

14, Pottersfield Road  
Woodmancote GL52 9PY

**£585,000**



FOR SALE

Set at the foot of Cleeve Hill within attractive south facing gardens is this substantial stone built four bedroom detached house. The property benefits from spacious, well planned living accommodation featuring lounge, separate dining room, conservatory with warm roof and kitchen/breakfast room. On the first floor is a modern shower room, four good size bedrooms the main having an en-suite. To the exterior there is a block paved driveway leading to a double garage with electric car charger and remote controlled doors. The rear garden is south facing with a large patio area.

Entrance hall with doors to cloakroom, lounge and kitchen/breakfast room and stairs to first floor. Cloakroom: with white suite. Lounge: bay window to front aspect, fireplace with gas coal effect living flame fire (not tested) double doors to dining room with doors to conservatory and kitchen/breakfast room. Conservatory: French doors to patio and rear garden, ceramic tiled flooring, warm roof and power points. Kitchen/breakfast room: fitted with a matching range of eye and base level storage units, 1000' Range Master range cooker with five ring gas hob and two ovens (not tested), space and plumbing for dishwasher and appliance space and door to covered side access.

First floor: landing, trap to loft space, built-in airing cupboard housing hot water cylinder and doors to shower room and bedrooms one, two, three and four. Shower room: modern white suite comprising built-in shower with rain style head and shower screen, vanity unit and WC with concealed cistern. Bedroom one: window to front aspect with views to surrounding hills. En-suite: modern white suite with built-in shower, wash hand basin and WC. Bedroom two: window to front aspect and walk-in wardrobe. Bedroom three: window to rear aspect with lovely views to Cleeve Hill. Bedroom four: window to rear aspect with views to Cleeve Hill and built-in wardrobe.

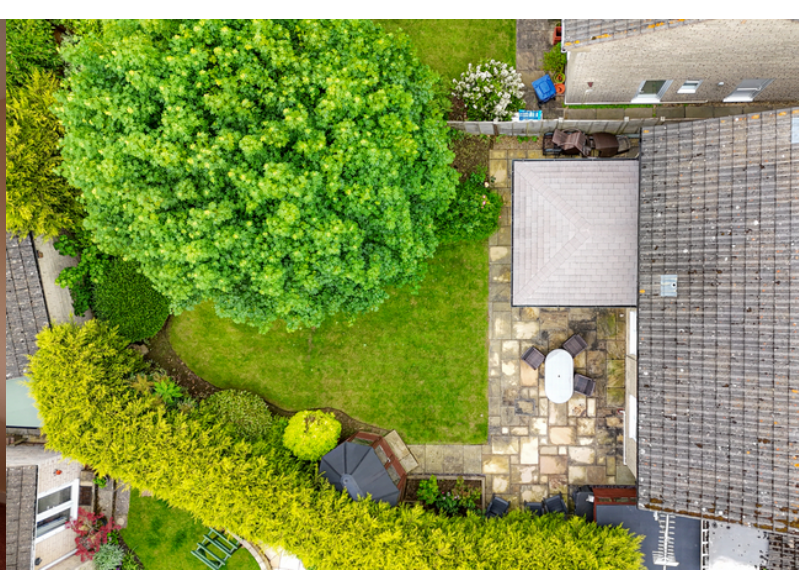
Exterior: Front garden being laid to lawn with tree and conifer, block paved driveway leading to double garage, two separate doors one of which is remote controlled, electric car charger, space and plumbing for washing machine and appliance space.

Rear garden: South facing being enclosed with hedging and fencing, benefiting from a substantial patio area and laid to lawn and stocked with roses and various flower and shrub borders, a summer house and garden shed.

Double garage: 18'2 max x 16'9 max







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	