



Gretton

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ESTATE AGENTS

Gretton

Gopshill Lane, Gretton, Cheltenham, GL54 5ET

£895,000 Freehold

A 5 bedroom semi-detached house with a large garden, situated in a quiet country lane on the edge of the village.

APPROX 2350 SQUARE FEET • reception hall • sitting room • kitchen/dining room • utility room • cloakroom • 4 bedrooms • bedroom 5/home office • 2 bath/shower rooms • garage & driveway • lovely gardens • gas central heating • double glazing

Description

An attractive Cotswold stone house built approx. 15 years ago in this highly sought after village just a few miles from Cheltenham. The beautifully presented accommodation includes reception hall, sitting room with feature wood burner and French doors to the rear, kitchen/dining room with a range of quality integrated appliances, separate utility room with door to the garage, and a downstairs cloakroom. On the first floor, there are 3 double bedrooms and 2 luxury bath/shower rooms, the master bedroom with en suite and fitted wardrobes. On the second floor, there is a further bedroom measuring approx. 7.22 x 4.48m and a home office/bedroom 5. Outside, there is a lovely seating area and a large lawn adjoining open fields at the rear. At the front is an enclosed lawn, a driveway providing parking for 2-3 cars, and a single garage.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

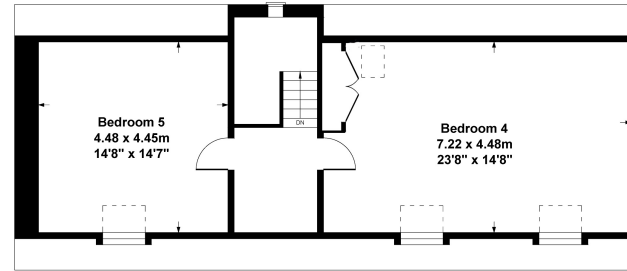
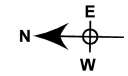




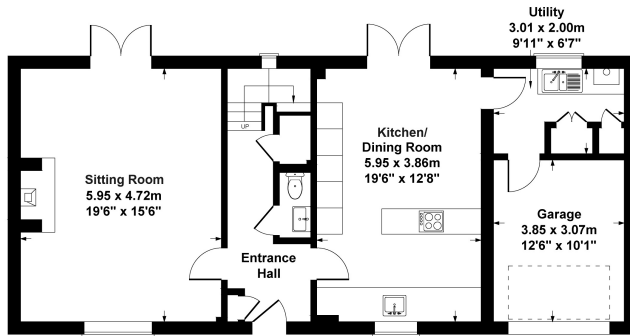
Situation

Gopshill Cottages are situated in a no-through lane on the edge of this popular Cotswold village within walking distance of The Royal Oak public house, village hall, church and primary school. Winchcombe is located less than two miles away offering a wide range of amenities including public houses, restaurants, doctors and dentist surgeries, supermarkets, schooling, and the famous Sudeley Castle, one of the Cotswolds' most visited attractions. The larger towns of Cheltenham and Tewkesbury are both within a 20 minute drive.

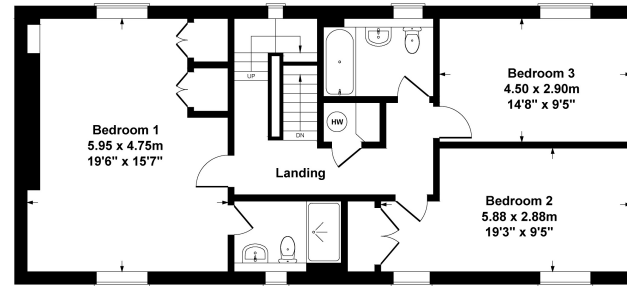
Approximate Gross Internal Area
 Main House - 219 sq. metres (2357 sq. feet)
 Garage - 12 sq. metres (129 sq. feet)
 Total - 231 sq. metres (2486 sq. feet)



Second Floor



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+) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(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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