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

6 Nutbridge Cottages , Station Road
Woodmancote GL52 9HR

£395,000



FOR SALE

Set in the attractive village of Woodmancote, with beautiful views to Cleeve Hill is this well presented character three bedroom cottage. The property offers spacious well planned living accommodation with a cosy sitting room with feature fireplace and log burner, separate dining room and fitted kitchen. To the first floor are three good size bedrooms and a modern bathroom suite. To the exterior there is a driveway for two vehicles, a generous mature west facing garden and large summer house

Woodmancote is a village which lies immediately east of Bishops Cleeve with it's plentiful amenities, it is about 3 1/2 miles (6 km) north of Cheltenham, and is situated under the slopes of Cleeve Hill..

Entrance porch to entrance hall with doors to lounge and dining room and stairs to landing and first floor. Views to Nottingham Hill, feature fireplace with log burner, built-in bookcase and solid wooden flooring. Dining room: Views to Nottingham Hill and built-in storage cupboards. Kitchen: French doors to rear garden, fitted with a matching range of storage units and appliance space and door to lean-to.

On the first floor: landing, doors to bathroom, storage cupboard and bedrooms one, two and three. Bathroom: modern white suite comprising bath with shower and shower screen, vanity unit and WC. Bedroom one: lovely views to Nottingham and Cleeve Hill, cast iron original fireplace. Bedroom two: views to Nottingham Hill and built-in double wardrobe. Bedroom three: window to rear garden. Separate toilet and wash hand basin.

Exterior: Front aspect being laid to tarmacadam hard standing for two vehicles, storage shed. Rear garden: West facing enclosed garden with patio area being laid to lawn with various trees and stocked with various flower and shrub borders. At the end of the garden there is a large summer house

Lounge: 16'4 x 12'

Dining room: 16'4 x 8'8

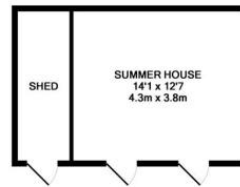
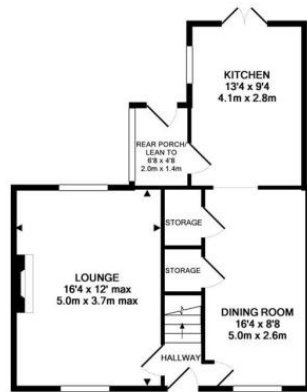
Kitchen: 13'5 x 9'4

Bedroom one: 12'1 max x 9'8 max

Bedroom two: 12'7 x 8'10



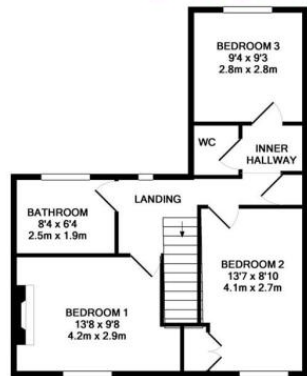




GROUND FLOOR
APPROX. FLOOR
AREA 781 SQ.FT.
(72.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1285 SQ.FT. (119.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	