



Stoke Orchard



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Archers Lane, Stoke Orchard, Cheltenham, GL52 7SH

£600,000 Freehold

A beautifully presented, detached, family house with 4 double bedrooms, set within a generous plot, with a well stocked garden, ample parking, and a double garage.

BEAUTIFULLY PRESENTED • living room • conservatory/dining room • impressive kitchen • family room • cloakroom • 4 generous bedrooms • ensuite shower and bathroom • ample off road parking • double garage

Description

An impressive, 4 double bedroom, detached house, situated towards the end of a leafy no-through road, within the popular village of Stoke Orchard. Built approximately 44 years ago, this attractive family house offers a generous plot with flexible living throughout. Having been beautifully upgraded by the current vendors, the ground floor provides a welcoming reception hall with a cloakroom, and c.21'10" living room with sliding patio doors leading into the conservatory/dining room. The contemporary kitchen has a full range of high gloss matching units with wooden work tops, space for a range cooker, and double doors leading to the versatile family room. On the first floor, there are 4 generous bedrooms, the master bedroom with an en suite shower room, and a family bathroom with a modern white suite. Externally, there is a much loved and well stocked rear garden with a paved patio and feature circular seating area. This impressive family home also benefits from a long driveway, providing ample parking, and a double garage which houses the gas boiler and has plumbing/electrics for a laundry area.





Situation

Stoke Orchard benefits from a thriving community centre, a community run village shop within the same building, and a park. Stoke Orchard is also well placed for easy access to the centres of Cheltenham, Tewkesbury and Gloucester, all just a short drive away and providing excellent education for all ages, sporting facilities and entertainment. Also within easy reach are major road links including M5, A417 and the M4.

Further Information:

Local Authority Tewkesbury Borough Council.

Tax Band F.

Electricity Mains. **Water** Mains. **Sewerage** Mains.

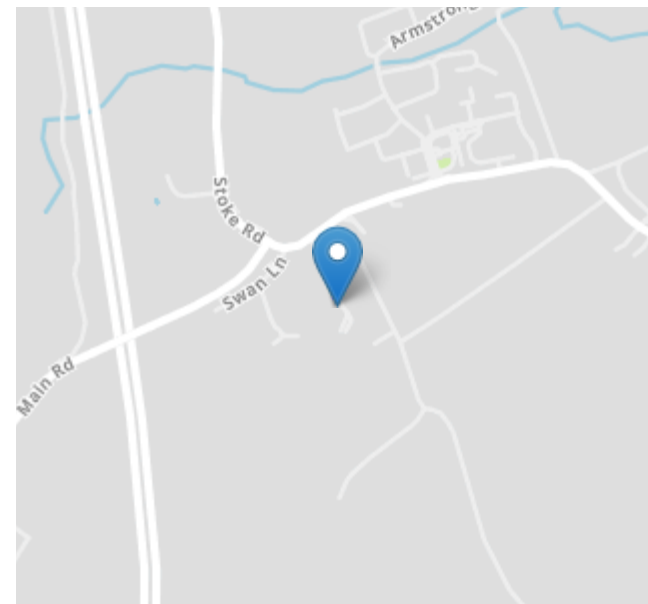
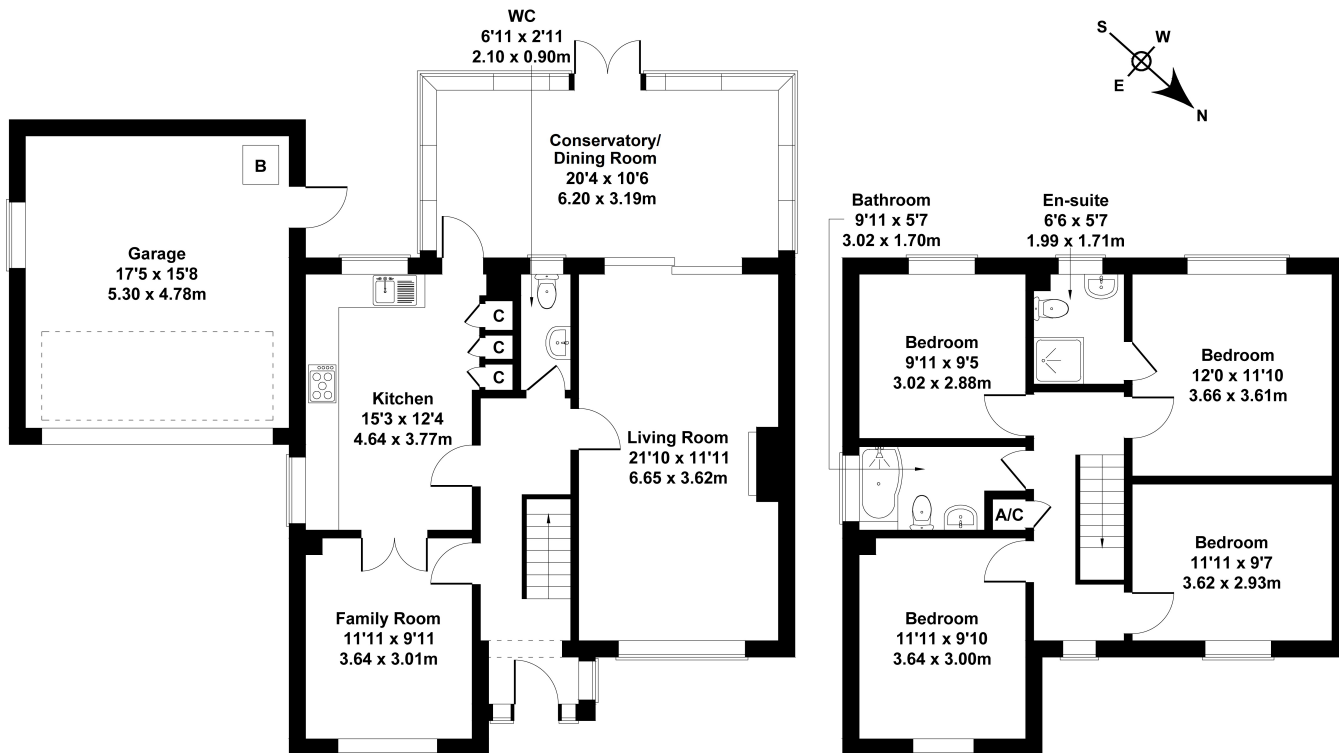
Heating Gas Central Heating.

Broadband Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

12 Archers Lane

Approximate Gross Internal Area
1873 sq ft - 174 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	73	
(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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