



Tel: 01242 676767

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

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

8, Hawthorn Drive  
Woodmancote GL52 9RN

**£539,950**



FOR SALE

Set in a small cul-de-sac within a highly desirable area of Woodmancote is this substantial stone built four bedroom detached family house. The property offers spacious well planned living accommodation, featuring entrance hall, cloakroom, large lounge, separate dining room, fitted kitchen, breakfast room and utility room. On the first floor there is a family bathroom and four good size bedrooms, the main with en-suite. To the exterior the front garden is mainly laid to lawn with a driveway leading to a garage. The rear garden is West facing being laid to lawn with various trees and flower borders. \*\* NO ONWARD CHAIN \*\*

Woodmancote is a pretty village which lies on the lower slopes of Cleeve Hill near to Bishops Cleeve, a popular village with both families and professionals alike. The centre has become a hive for activity over recent years making it extremely easy for day to day living, with two large supermarkets, boutique shops, excellent eateries, and a lively café scene in addition to a doctor's surgery and dentist. A church, active village hall, an excellent local secondary and three primary schools have further secured its status as one of the more sought-after locations. Whilst beautiful walking and riding countryside surrounds the village, including Cleeve Hill, Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts. For the commuter transport links are strong with regular bus routes and easy access to the M5 Tewkesbury and M4 corridor via the A40/A419.



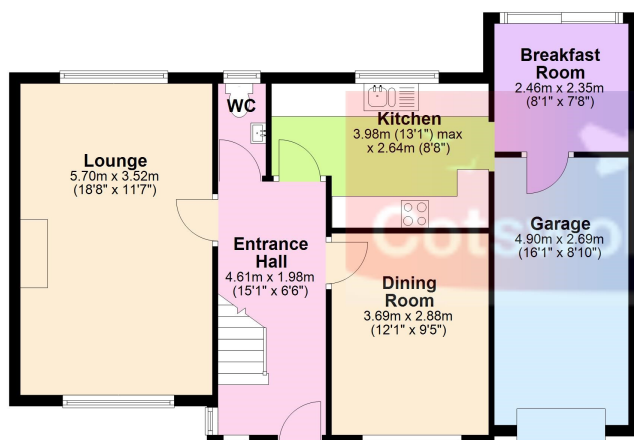




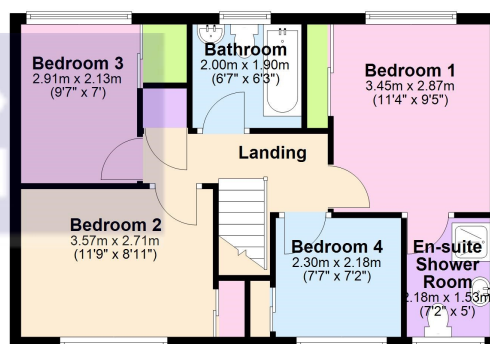




**Ground Floor**  
Approx. 72.3 sq. metres (778.1 sq. feet)



**First Floor**  
Approx. 49.5 sq. metres (532.4 sq. feet)



Total area: approx. 121.7 sq. metres (1310.5 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>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		