



Gotherington



Gotherington

Gretton Road, Gotherington, Cheltenham, GL52 9EP

£750,000 Freehold

An attractive detached family house with a generous south facing garden, situated in this sought after village within a few miles of Cheltenham.

Reception hall • open plan kitchen/dining/living room • utility room • family/TV room • 4 bedrooms • 3 bath/shower rooms • home office/garden room • gas central heating & double glazing • landscaped garden • electric car charger point

Description

An individual detached family house, built approx. 12 years ago and situated at the end of a private driveway shared by just 2 properties. The beautifully presented accommodation includes a welcoming reception hall, a magnificent open plan kitchen/dining/living area with feature fire and doors opening to the garden, separate utility/boot room, family/TV room, and a ground floor bedroom and shower room. Upstairs, there are a further 3 bedrooms and 2 bath/shower rooms, the master bedroom with en suite. Outside, there is a landscaped south facing garden, gravelled driveway providing parking for several vehicles, electric car charger point, home office/garden room, and a garden shed. The property further benefits from gas central heating and double glazing. Tewkesbury Borough Council Tax Band E.



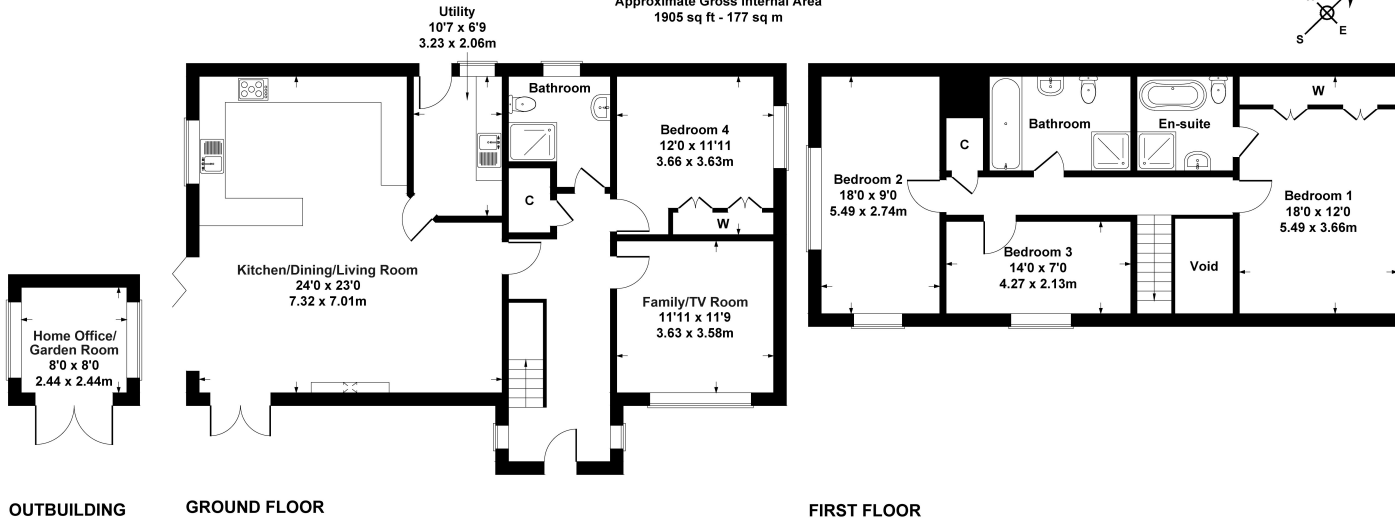


Situation

Gotherington is a delightful semi-rural village, situated at the foot of the Cotswold hills approx. 5 miles north of Cheltenham. The village has an excellent range of amenities including the sought after Gotherington Primary School, post office & store, Shutters Inn, village hall, and cricket club. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science and literature festivals currently held in Imperial Gardens.

4a Gretton Rd

Approximate Gross Internal Area
1905 sq ft - 177 sq m



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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	79	
(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	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.