



Bishop's Norton

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9 The Green, Bishop's Norton, Gloucester, GL2 9LP

Sitting so prettily on the village green overlooking the duck pond, this is an absolutely delightful, late Victorian village home which has been cleverly extended to provide great space.

From the moment you step into the welcoming hallway, you will get a real feel for the love that has been bestowed on this home.

The heart of the home is definitely the kitchen/dining room which is light and airy with vaulted ceiling, roof lights, views to the fields and patio doors out to the garden.

The kitchen is fitted with a range of wall and base units with an integrated electric hob and oven, a mains gas fired Rayburn – perfect for those winter days and space and plumbing for a washing machine and dishwasher.

The kitchen leads through to the sitting room which has the benefit of a wood burner and views over the front garden and village green.

Off the hall is a ground floor shower room and a dual aspect bedroom, which can also be used as a study, further reception room or delightful playroom.

On the first floor there are two bedrooms both offering lovely views, and a family bathroom which is fitted with a roll top bath with shower over, pedestal wash basic and low level wc.



Outside the gardens are private and planted with a range of mature shrubs, fruit trees and flower beds. There are several idyllic seating areas throughout the gardens offering different views and capturing differing light; an ornamental pond, new garden shed and vegetable garden.

In addition there is a summerhouse/home office and timber garage both with the advantage of power and light and ample driveway parking. The cottage has the benefit of mains gas supply and mains drainage.

The cottage benefits from solar panels and battery storage which together with the newly installed electric boiler and hot water system, help to reduce energy costs.

Located within the village of Bishop's Norton and within walking distance of the local primary school, village pub and restaurant at Norton it is centrally located between Cheltenham, Tewkesbury and Gloucester - an extremely convenient location with the motorway network accessible in all three centres.

Approx Distance (miles):

Gloucester	6	Bristol	43
Tewkesbury	8	Birmingham	50
Cheltenham	8.5	London	116



Ground Floor

Hall	
Lounge	15'8"x11'10"
Dining area	12'3"x7'8"
Reception 2/Bed 3	14'10"x7'2"
Kitchen/Dining Room	17'11"x13'5"
Shower room	7'5"x4'3"

First Floor

Bedroom 1	11'1"x9'4"
Bedroom 2	9'6"x8'7"
Bathroom	10'5"x7'3"

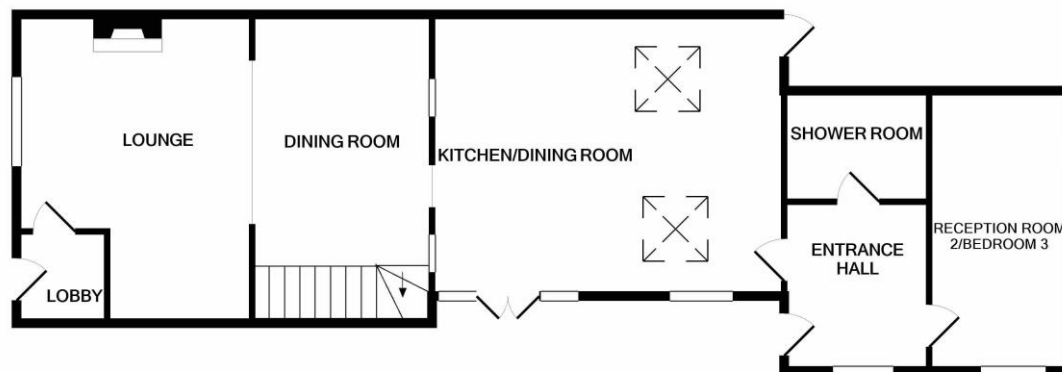
Outside

Summerhouse/studio	12'4"x9'5"
New Garden Shed	
Garage	17'x9'11"

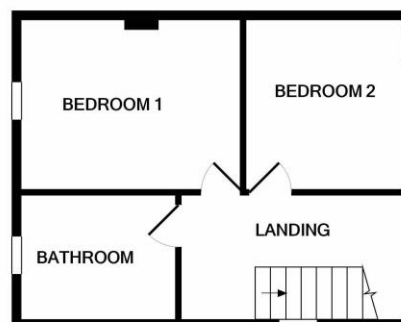
Solar Energy

9 x 430 w solar panels
5kw Battery Storage
10kw Electric central heating boiler
Solar enabled hot water system

Tewkesbury Borough Council Tax Band D



GROUND FLOOR



1ST FLOOR

tbc

This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £425,000

Viewing strictly by arrangement with Engall Castle Ltd

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