



BRITISH
PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Elmstone Hardwicke

01684 293246

**Engall
Castle**

.com

3 Westfield Cottages, Elmstone Hardwicke, Cheltenham, GL51 9TE

Overlooking fields to the front and the rear, this is a beautifully light and well presented semi detached home in the rural village of Elstone Hardwick.

The accommodation briefly comprises of a welcoming porch which leads into the hall. The lounge/dining room to the right has an attractive fireplace and double doors which lead through to the conservatory.

At the rear of the property there is a dual aspect kitchen/breakfast room which is fitted with a range of wall and base units with the benefit of a door leading out to the garden.

Completing the accommodation on the ground floor is a newly fitted bathroom which comprises of a bath, pedestal wash basin, low level wc and heated towel rail.

On the first floor there are three bedrooms. The main bedroom is triple aspect creating a beautifully light and spacious room with the advantage of an ensuite wc with wash basin.

The property has the benefit of new gas central heating, mains drainage and upvc double glazing.



Outside the rear garden is large and flat being predominantly laid to lawn with a patio area, planted mature trees and shrubs and gated side access to the front.

At the front there is driveway parking for several vehicles.

Located between Tewkesbury and Cheltenham, Elstone Hardwicke is a small rural hamlet, perfectly situated to take full advantage of the excellent facilities of the Regency town of Cheltenham and its renowned festivals, schools, shops and restaurants, and similarly proximity to the Medieval market town of Tewkesbury.

approximate Distance (Miles):

Tewkesbury 6

Bristol 46

Bishops Cleeve 5

Birmingham 48

Cheltenham 4

London 118

Ground Floor

Lounge/dining room	16'4"x11'9" max
Kitchen/breakfast room	11'8"x10'2"
Conservatory	11'1"x10'7"
Bathroom	6'3"x5'3"

First Floor

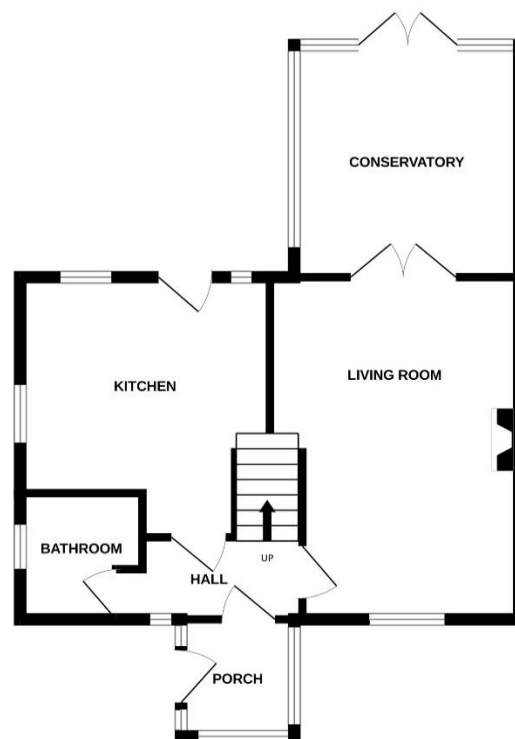
Bedroom 1	16'6"x8'7" max
Ensuite wc	
Bedroom 2	10'9"x8'1"
Bedroom 3	8'11"x8'

Outside

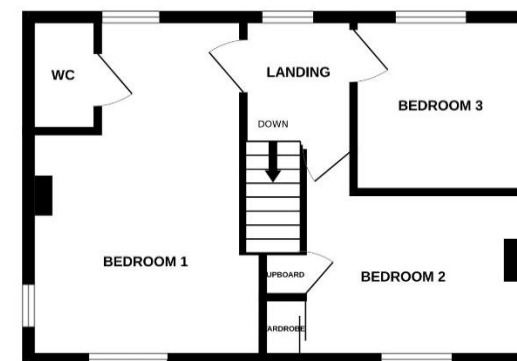
Garden Shed

Tewkesbury Borough Council Tax Band C

GROUND FLOOR



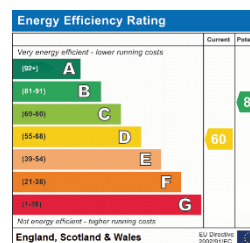
1ST FLOOR



Guide Price £335,000 Freehold

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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.

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