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

11, Gambles Lane
Woodmancote GL52 9PU

£500,000



FOR SALE

Set in a fabulous location on the lower slopes of Cleeve hill with beautiful views to countryside, is this substantial four bedroom detached family house. The property offers spacious well planned living accommodation featuring generous lounge, conservatory, separate dining room and kitchen/breakfast room. On the first floor there is a family bathroom and four good size bedroom. To the exterior there are attractive mature gardens and a driveway for two vehicles leads to a 32' tandem garage. *NO ONWARD CHAIN*

Entrance hall: doors to cloak room, storage cupboard, lounge and kitchen/breakfast room and stairs to first floor. Cloak room: WC and wash hand basin. Lounge: window to front aspect with views to hills, stone fireplace fitted with gas fire (not tested) doors to dining room and conservatory. Conservatory: French doors to wooden decking and rear garden. Kitchen/breakfast room: window to rear garden, fitted with a matching range of storage units, appliance space, door to dining room, wall mounted Worcester gas boiler and integral door to tandem garage.

First floor: galleried landing, window to side aspect, trap to loft space with loft ladder, doors to family bathroom and bedrooms one, two, three and four. Family bathroom: window to side aspect, bath with tiled splashbacks fitted with Mira shower unit and shower screen, wash hand basin and WC. Bedroom one: window to front aspect with lovely views to surrounding fields and countryside, fitted double wardrobes and dressing table. Bedroom two: window with views to Nottingham Hill. Bedroom three: window with views to countryside. Bedroom four: window with views to Nottingham Hill.

Exterior: The property is set back from Gambles Lane with front garden being laid to lawn with tree and various flower and shrub borders, a block paved driveway for two vehicles leads to a tandem garage: with power and light, space and plumbing for washing machine, appliance space and pedestrian door to rear garden. rear garden: enclosed with hedging and fencing, benefiting from a raised wooden decked area, patio and laid to lawn with various flower and shrub borders .

Lounge: 18'4 into bay x 12' max

Dining room: 11'7 x 10'2

Conservatory: 11'4 x 9'11 max

Kitchen/breakfast room: 15'1 max x 9'6 max





