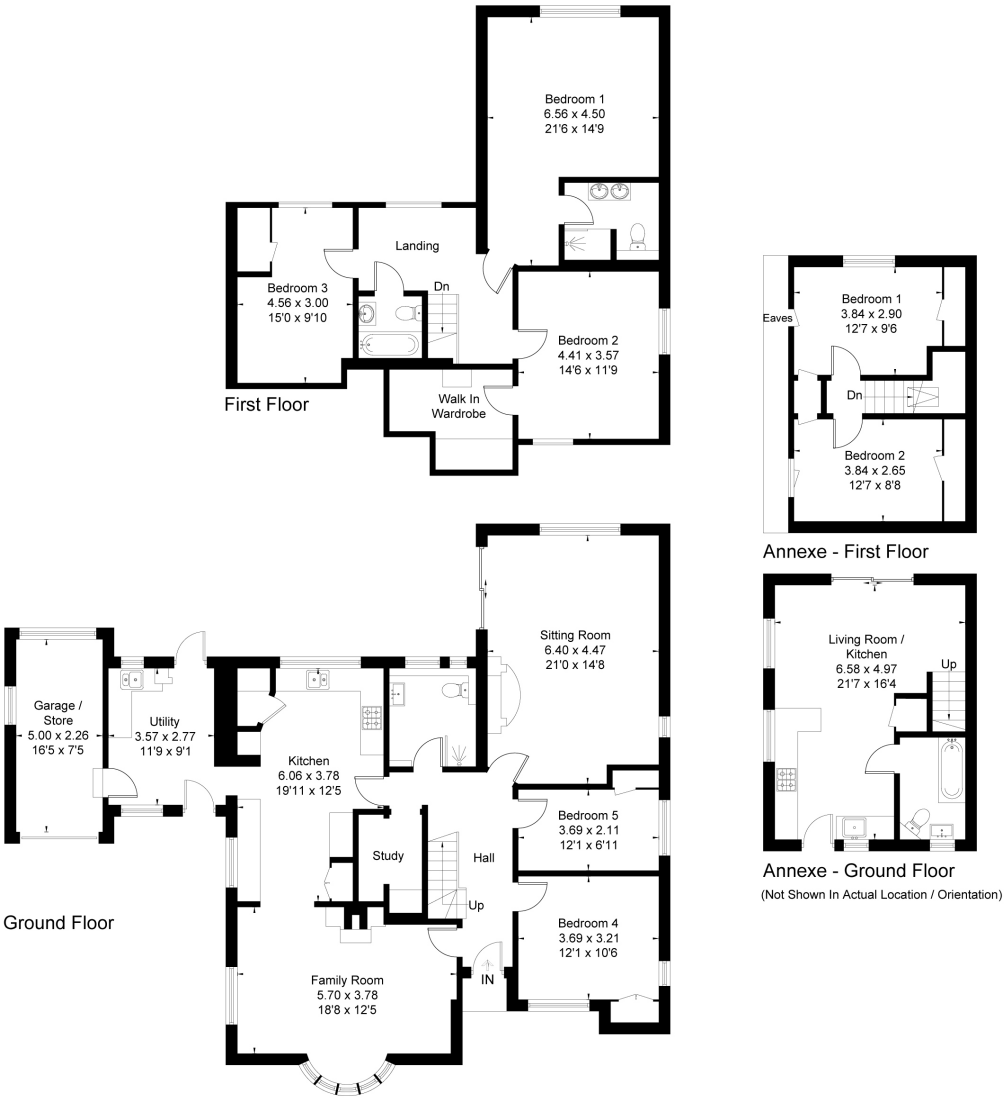


Approximate Floor Area = 224.6 sq m / 2417 sq ft
Annex = 62.3 sq m / 670 sq ft
Total = 286.9 sq m / 3087 sq ft



erringtonsmith
town and village properties

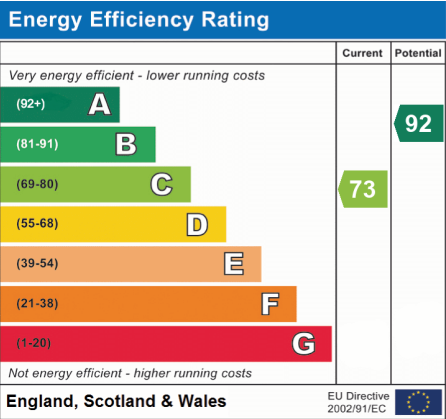


Drawn for illustration and identification purposes only by @fourwalls-group.com #85752

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme



|| Orchard Villa, Gretton Road, Gotherington, Cheltenham GL52 9EP

A greatly extended and beautifully presented five bedroom detached property together with a two bedroom detached annexe occupying a plot, including wonderfully landscaped gardens, in the region of a third of an acre that backs onto farmland with exceptional country and hillside views.



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11 Orchard Villa, Gretton Road, Gotherington, Cheltenham GL52 9EP

A greatly extended and beautifully presented five bedroom detached property together with a two bedroom detached annexe occupying a plot, including wonderfully landscaped gardens, in the region of a third of an acre that backs onto farmland with exceptional country and hillside views. The property is found in a tucked away location and the main house comprises, on the ground floor, an entrance hall, an impressive sitting room, a large family/dining room with a wood burning stove, a study, a modern fitted kitchen/breakfast room, a generous utility room with access to the garage/store, two bedrooms and a shower room. Above there are three further double bedrooms, including the principal suite with a luxurious en-suite, and a bathroom. The two storey annexe, currently rented out under an assured shorthold tenancy for £1,100 per month, comprises a large open plan fitted kitchen/living room, a bathroom and two bedrooms. Further benefits of this fine property include gas fired central heating, double glazing, a garage/store and a large gravelled driveway, accessed via an electronically operated gate, that provides off road parking for numerous vehicles. Council tax band for the main house is F and for the annexe is A. Additionally the energy performance rating for the annexe is C (Current 78 Potential 92).



Directions

Leave Cheltenham via the A435 towards Evesham and take the right turning into Gotherington. Drive into the village along Malleson Road. This flows into Gretton Road where the property can be found on the left hand side tucked behind Thrift Cottage.

Price:

£1,150,000

Tenure:

Freehold

Contact:

Nigel Errington-Smith

