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

14, Woodmancote Vale
Woodmancote GL52 9RJ

£525,000



FOR SALE

An excellent opportunity to acquire this substantial stone built three bedroom detached bungalow set in a prime location with lovely views to surrounding hills. The property is set on a generous plot and offers spacious well planned living accommodation comprising cloakroom, lounge with feature vaulted ceiling, dining area, conservatory and kitchen/breakfast room with integrated appliances. There is a main bathroom suite and three good size bedrooms with the master having an en-suite. To the exterior is an attractive enclosed rear garden and a block paved driveway offering ample car hard standing for two vehicles leads to a garage. * NO ONWARD CHAIN *

Entrance hall with doors to cloakroom, lounge and bedroom two. Cloakroom: W.C and wash hand basin. Lounge: window to rear aspect, feature vaulted ceiling, Cotswold stone fireplace with gas coal effect flame fire, archway to dining area, door to hallway with bathroom, bedrooms one and three. Dining area: doors to conservatory and kitchen/breakfast room. Conservatory: ceramic tiled flooring and French doors to patio and rear garden. Kitchen/breakfast room: window to front aspect, fitted with a matching range of eye and base level storage units with built-in and integrated appliances to include fan- assisted oven, gas hob, dishwasher and fridge, breakfast bar, utility area with appliance space and door to garage. Hallway: Bathroom: fully tiled suite comprising bath, wash hand basin, bidet and WC. Bedroom one: built-in double wardrobe and door to rear garden. En suite: fully tiled with separate built-in shower, wash hand basin and WC. Bedroom two: double aspect windows and built-in double wardrobe. Bedroom three: window and door to conservatory and built-in wardrobe.

Exterior: To the front of the property there are lovely views to Cleeve Hill, front garden being laid to lawn with patio area, pergola and stocked with various flowers and shrub borders, block paved driveway offering hardstanding for two vehicles leading to garage and gated side access to rear garden. Rear garden: attractive enclosed garden with patio area, being laid to lawn and well stocked with flowers and shrub borders.







Ground Floor

Approx. 130.9 sq. metres (1408.8 sq. feet)



Total area: approx. 130.9 sq. metres (1408.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	