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

6, Denham Close  
Woodmancote GL52 9TX

**£530,000**



FOR SALE

Set in a highly sought after area of Woodmancote with lovely views to Cleeve Hill, is this spacious four bedroom stone built detached house. The property is set on a generous plot and features comfortable well planned living accommodation, comprising large lounge, conservatory, dining/family room, cloakroom and fitted kitchen. On the first floor there is a family bathroom suite and four bedrooms. To the exterior there are generous enclosed south facing gardens and ample parking for six vehicles leading to a detached garage. \* NO ONWARD CHAIN \*

Entrance hall with doors to lounge and dining room, stairs to landing and first floor living accommodation. Lounge: Bay window to front aspect with views to Cleeve hill, feature stone fireplace exposed timber ceiling beams. Dining room: window to front aspect, door to inner hall with built-in storage cupboard and cloakroom, archway to kitchen, cloakroom with white suite. Kitchen: Window to rear aspect door to conservatory. Kitchen fitted with a matching range of eye and base level storage units, with built-in and integrated appliances including a fan assisted oven, gas hob, fridge freezer, washing machine, dishwasher, and door to lounge. Conservatory: French doors to patio and rear garden.

First floor: landing, trap to loft space and doors to airing cupboard, family bathroom and bedrooms one, two, three and four. Family bathroom: white suite comprising bath with tiled splash backs fitted with Mira shower unit, wash hand basin and WC. Bedroom one: Lovely views to Cleeve hill and fitted triple wardrobe. Bedroom two: lovely views to Cleeve hill, walk in wardrobe and fitted triple wardrobe. Bedroom three: Window to rear aspect and fitted double wardrobe. Bedroom four: Window to rear aspect and built-in wardrobe.

Exterior: front garden being laid to lawn and stocked with various flowers and shrubs, tarmac driveway offering hard standing for six vehicles leading to a detached garage. Rear garden: west facing being a generous size, enclosed with hedging and fencing, patio area, and laid to lawn with various flowers and shrub borders. Detached garage: pedestrian door with power and light.

Floor plan to follow.

Lounge: 20' 5 max x 11' 8 max

Dining room: 13' 3 max x 7' 5 max

Kitchen: 13' x 8' 5







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	