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

97, Two Hedges Road  
Bishops Cleeve GL52 8AD

**£495,000**



FOR SALE

A rare opportunity to acquire this substantial, individually designed and custom-built detached bungalow, thoughtfully created by its previous owners. Set within a highly sought-after village location, the property occupies a generous plot and offers well-planned, comfortable living accommodation throughout, featuring an impressive reception hall with parquet wood flooring, a generous lounge with a feature fireplace, a separate dining room, and a kitchen/breakfast room complemented by a walk-in larder. There are three double bedrooms, two of which benefit from built-in double wardrobes, along with a bathroom and a separate WC. Externally, the bungalow is enclosed by mature hedging, with a five-bar gate opening onto a driveway providing off-road parking for up to four vehicles and leading to a detached garage. To the rear, there is a large, mature, enclosed garden, complete with brick-built tool sheds, a greenhouse, and a wooden potting shed. **\*\* NO ONWARD CHAIN \*\***

Location: Bishops Cleeve, a popular village with both families and professionals alike. The centre has become a hive for activity over recent years making it extremely easy for day to day living, with two large supermarkets, excellent eateries and a lively café scene in addition to doctor's surgeries and dentist. A church, active village hall, an excellent local secondary and three primary schools have further secured its status as one of the more sought-after locations. Whilst beautiful walking and riding countryside surrounds the village, including Cleeve Hill, the Spa town of Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts, commuter transport links are strong with regular bus routes and easy access to Cheltenham.

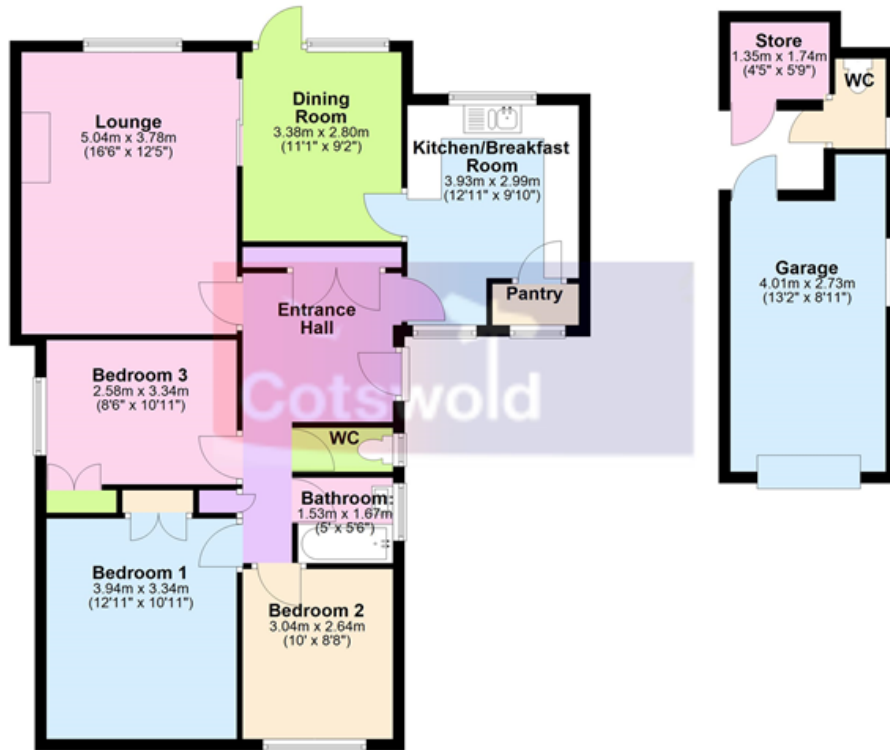






### Ground Floor

Approx. 106.4 sq. metres (1145.7 sq. feet)



Total area: approx. 106.4 sq. metres (1145.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	