



4 Bedroom Detached House

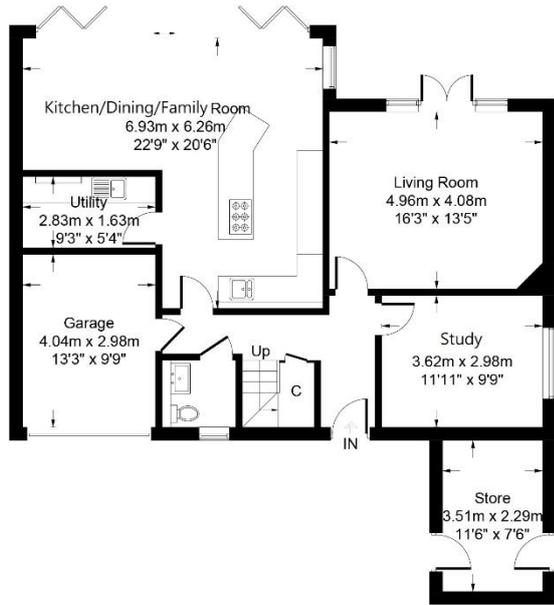
OIEO **£450,000** Freehold
8 Breaches Close, Woodmancote
CHELTENHAM, GL52 9HY



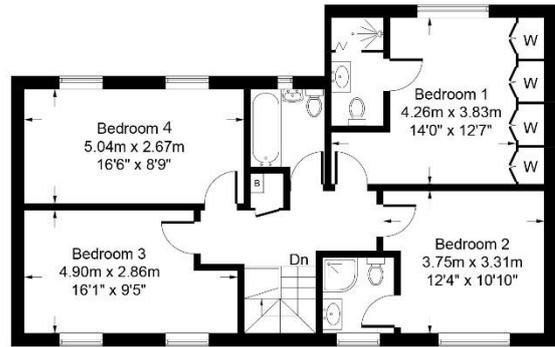
A substantial and immaculately presented 4 bedroom detached family home in the sought after area of Woodmancote close to open countryside and local village amenities

- hall • cloakroom • study • living room • stylish kitchen/dining/family room • utility room
- 4 bedrooms • 3 bath/shower rooms • gas ch • solar panels • double glazing • attractive garden
- garage • store room • off road parking

Approximate Gross Internal Area = 184.8 sq m / 1989 sq ft



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company (ID564468) admin@connorandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Description

A well-appointed re-constituted Cotswold stone detached house tucked away on this popular development offering well-proportioned accommodation complemented by contemporary interior styling. The accommodation comprises a spacious hall, cloakroom, study, modern living room with French doors on to the private rear garden. The kitchen/dining/family room is undoubtedly the hub of the house, a fabulous and stylish room which has been extended by the current owners and is designed with quality in mind. Fitted with an extensive range of units and integrated Neff appliances, fully retractable bi-fold doors lead out to a raised decked area which is ideal for alfresco dining. On the first floor, there are 4 double bedrooms and a family bathroom, with 2 bedrooms benefitting from en-suite shower facilities. There is off road parking at the front, a single garage, a good size store room and gated access to a secluded rear garden. The garden is mainly laid to lawn complemented with flower and shrub borders. Other benefits include gas central heating and double glazed windows. A super family home offering space, quality and convenience.

Situation

The property is situated in the village of Woodmancote, with glorious surrounding countryside yet within a short walk of a small parade of shops including a newsagent/general store and a similar distance to the hugely popular Apple Tree Inn. Nestling close to the foot of Cleeve Hill there are beautiful walks to explore and enjoy, a reputable local primary school, more extensive amenities in Bishops Cleeve, about 1 mile away and the centre of Cheltenham is about 4 miles. Cheltenham is a superb place for shopping and communications are excellent with easy access to the M5 and there are regular train services to London Paddington in just over 2 hours.

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