



Stoke Road, Stoke Orchard, Cheltenham GL52 7RU

# £645,000

## DESCRIPTION

A period red brick former farm house with two adjoining cottages situated on a wonderful plot backing onto open fields and offering great links to Cheltenham, Tewkesbury and Bishops Cleeve.

Internally, the property comprises an entrance hall with doors to the kitchen, formal dining room and stairs to the first floor. The farmhouse kitchen has an Aga recessed in to what was an inglenook fireplace. The kitchen will comfortably house a table and chairs. From the kitchen is the living room which has French doors to the garden and a feature exposed brick fireplace. To the first floor is the principle bathroom and four double bedrooms with the master having an en suite shower room and ample storage. All the bedrooms enjoy views over open countryside. Waterloo House has the added versatility of two adjoining one bedroom cottages and an attached one bedroom annexe.

This provides the flexibility of either extended families coming together to live independently, an option of a rental asset or scope for developing the entire dwelling into one exceptional home.

To the outside of the property, the mainly lawned garden encompasses with a south westerly aspect which backs on to open countryside. To the front is a long gravelled drive which sweeps to the front of the property and offers unlimited parking options.

## ENCLOSED PORCH

Windows to the front and side, Quarry tiled floor.

## ENTRANCE HALL

Part stained glass glazed door. Radiator. Ceramic tiled floor. Dado rails. Stairs. Door to:-

## LIVING ROOM

**6.60m x 4.01m (21'8 x 13'2)**

Window to rear. Two windows to side. Fireplace with brick built surround. Double radiator. Exposed Beams.

## DINING ROOM

**5.05m x 3.96m (16'7 x 13')**

Bay window to rear. Fireplace. Double radiator. Dado rail. Picture rail. Coved ceiling.

## SITTING ROOM

**5.26m x 4.90m (17'3 x 16'1)**

Bay sash window to rear. Sash window to front. Fireplace. Radiator. Picture rail. Door to:-

## EN SUITE SHOWER ROOM

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin with tiled surround and low level WC. Shaver point and light. Extractor fan.

## KITCHEN/BREAKFAST ROOM

**5.64m x 4.39m (18'6 x 14'5)**

Window to side. Inglenook fireplace with brick built surround. Door to storage cupboards.

## FIRST FLOOR LANDING

Sash window to rear. Double radiator. Open access to inner landing. Storage cupboard. Door to:-

## LANDING

Stairs to second floor attic rooms. Door to:-

## BEDROOM ONE

Window to side. Double radiator. Walk in wardrobe with access to airing cupboard. Door to:-

## EN SUITE SHOWER ROOM

Shower cubicle. Wash hand basin. Low level WC. Radiator.

## BEDROOM TWO

Sash window to rear. Sash window to front. Double radiator. Door to storage cupboard.

## BEDROOM THREE

Sash window to rear. Radiator.

## BATHROOM

Three piece suite comprising bath, wash hand basin and low level WC. Tiled surround. Window to side. Radiator.

## SECOND FLOOR

## ROOM ONE

Window to front. Double radiator. Open plan to:-

## ROOM TWO

Window to side. Double radiator. Door to storage cupboard.

## ROOM THREE

Double radiator. Door to:-

## ROOM FOUR

Dormer window to front. Radiator.

## THE COTTAGE

## LIVING ROOM

Window to front. Fireplace. Radiator. Double radiator. Recesses. Exposed brick with exposed beams. Stairs. Open plan to:-

## KITCHENETTE

Window to side.

## BEDROOM FOUR

Window to front. Window to rear. Radiator. Fitted wardrobes. Door to:-

## EN SUITE SHOWER ROOM

Window to front. Shower cubicle. Wash hand basin and low level WC.

## ANNEXE

## RECEPTION THREE

Window to side. Double radiator. Stairs. Door to:-





**KITCHENETTE**

**INNER LOBBY**

Door to:-

**SHOWER ROOM**

Shower cubicle. Wash hand basin. Low level WC. Radiator.

**INNER HALLWAY**

Door to kitchen/breakfast room in main house.

**LANDING**

Window to front. Storage area. Door to:-

**ANNEXE BEDROOM FOUR**

Window to side. Radiator.

**OUTSIDE**

Sweeping driveway with ample parking. Extensive gardens to front.


**ADDITIONAL INFORMATION**

Tewkesbury Borough Council Band F  
Water Meter.

**DIRECTIONS**

Leave our Bishops Cleeve office via Cheltenham Road heading South. At the first set of traffic lights turn right. Proceed over the roundabout on to Stoke Orchard Road. Proceed into the village where Waterloo House can be found on the left opposite the turning for Banady Lane on the right.

**Viewing strictly by appointment through  
Peter Ball & Co**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	29	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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