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HERE TO GET *you* THERE



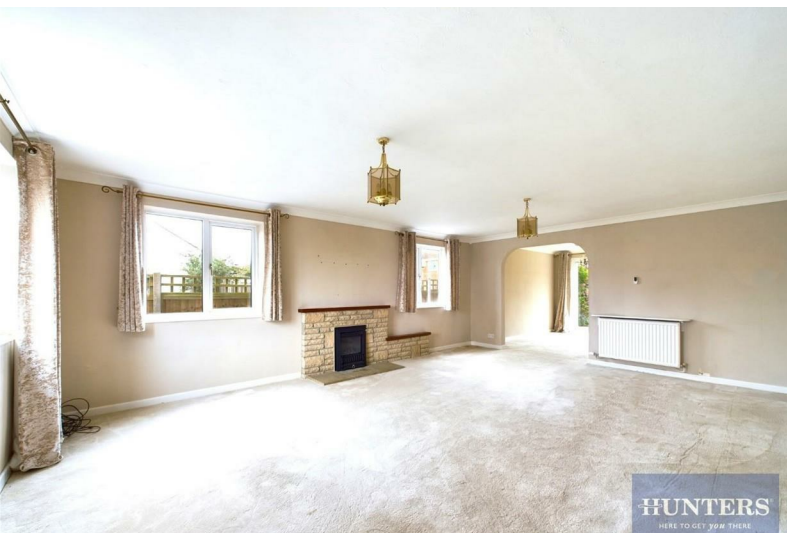
Main Road

Tirley, Gloucester, GL19 4EU

Guide Price £399,000



Council Tax: F



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Located in the highly sought after village of Tirley is this impressive four-bedroom detached country house, offered for sale with no onward chain. From the roadside, the neat front elevation belies a house that is deceptively large inside, take a look at the four generous bedrooms and two bathrooms on the first floor to see how this 1600 sq/ft home benefits the occupiers. This fabulous property also boasts of far-reaching country views to both the front and rear aspects.

The accommodation includes:

Ground Floor: The property is set back from 'Main Road' behind its own fore-garden and off road parking for up to three vehicles which in turn lead to the garage. The wide and welcoming hallway gives access to the sitting room which is an impressive 20' x 15' and is located to the front of the property. The hallway also houses the staircase to the first floor and gives further access to the ground floor wc and kitchen. The kitchen is fully fitted but looking a little dated and ready for replacing. A dining room is open plan to the sitting room with a further door to the kitchen. Also off the kitchen is the conservatory/sun room.

First Floor: The master bedroom sits to the rear of the property and benefits from its own fitted en-suite shower room. Bedrooms two and four sit to the front elevation with bedroom three joining bedroom one at the rear. Bedrooms 2,3 and 4 are all serviced by the central family bathroom.

Summary: This fine property is exceptional value and although rural, is well connected to Hartpury College (6 Miles), Tewkesbury (7 Miles), Cheltenham (10 Miles) and Gloucester (also 10 Miles). For convenience there is a regular bus service with a stop close to the house with services to Tewkesbury, Gloucester Rugby Ground and Hartpury. A perfect antidote to the congestion of a major town and, for the price of a central Cheltenham two-bedroom town-house you can have this incredible detached family country home - why delay?

Viewings By appointment only.

Tel: 01242 528500

- **Four Bedroom Modern Detached Country Residence**
- **Excellent Views to Front and Rear**
- **Generous Fitted Kitchen**
- **En-Suite to Bedroom One**
- **EPC Rating D | Council Tax Band F**

- **No Onward Chain**
- **Two Reception Rooms**
- **Ground Floor WC**
- **Requires Minor Cosmetic Updating**
- **Tenure FREEHOLD**

Living Room

20'8" x 15'4" (6.32 x 4.69)

Dining Room

11'11" x 8'1" (3.64 x 2.47)

Kitchen

12'2" x 12'0" (3.73 x 3.66)

Cloakroom

5'1" x 2'9" (1.56 x 0.85)

Conservatory

9'5" x 8'11" (2.88 x 2.74)

Bedroom One

12'2" x 11'10" (3.71 x 3.62)

En-Suite

6'4" x 5'4" (1.95 x 1.65)

Bedroom Two

14'3" x 10'0" (4.35 x 3.07)

Bedroom Three

11'10" x 8'0" (3.62 x 2.45)

Bedroom Four

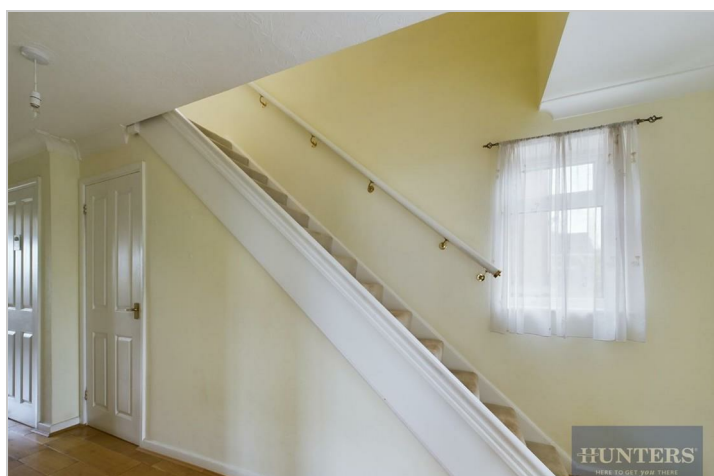
10'11" x 8'3" (3.34 x 2.54)

Family Bathroom

8'9" x 5'10" (2.69 x 1.80)

Garage

16'2" x 9'6" (4.95 x 2.92)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area*

1619.64 ft²
150.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.