

HUNTERS[®]

HERE TO GET *you* THERE



Farm Lane

Shurdington, Cheltenham, GL51 4XL

Guide Price £575,000



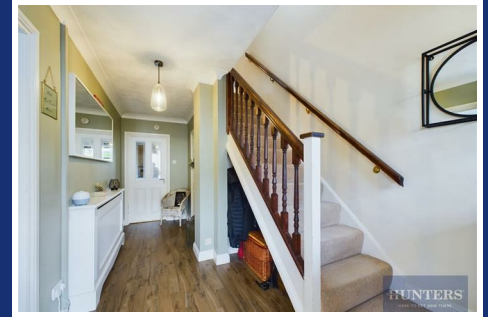
Council Tax: E



1 Myrtledean Cottages Farm Lane

Shurdington, Cheltenham, GL51 4XL

Guide Price £575,000



Welcome to this stunning detached house located on Farm Lane in the desirable area of Shurdington, Cheltenham. This modern property boasts two spacious main reception rooms, perfect for entertaining guests or relaxing with family and a third breakfast room ideal for busy mornings. With four bedrooms and two bathrooms, there is ample space for a growing family, and for those in need of a home office, there is a fifth room perfect for use as a office/study.

The generous sized rooms are a standout feature of this property, providing plenty of space for all your needs. The excellent decorative condition means you can move in and start enjoying your new home right away, without the need for any immediate renovations.

Benefiting from double glazing and gas central heating, this house offers both comfort and energy efficiency. The location is truly desirable, offering a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities and transport links.

Don't miss out on the opportunity to own this beautiful property in a sought-after location. Book a viewing today and envision the life you could create in this wonderful home on Farm Lane.

All viewings are strictly by appointment only.

- Four Bedroom Detached Family House
- Two Bathrooms
- Private Rear Garden
- Walking Distance from the Cheese Rollers Public House
- EPC Rating tbc | Council Tax Band E
- Three Reception Rooms
- Quiet Side Road Location
- Additional Study/Home Office Space
- Garage and Off Road Parking
- Tenure: FREEHOLD

Sitting Room

16'7" x 11'7" (5.06 x 3.55)

Dining Room

9'8" x 9'6" (2.96 x 2.91)

Kitchen

12'4" x 9'9" (3.78 x 2.99)

Breakfast Room

8'3" x 7'2" (2.54 x 2.19)

Cloakroom

6'11" x 2'10" (2.11 x 0.88)

Bedroom One

13'1" x 10'4" (4.00 x 3.17)

En-Suite

8'9" x 3'2" (2.67 x 0.98)

Bedroom Two

12'4" x 9'6" (3.78 x 2.91)

Bedroom Three

9'6" x 8'4" (2.90 x 2.55)

Bedroom Four

9'6" x 7'7" (2.91 x 2.33)

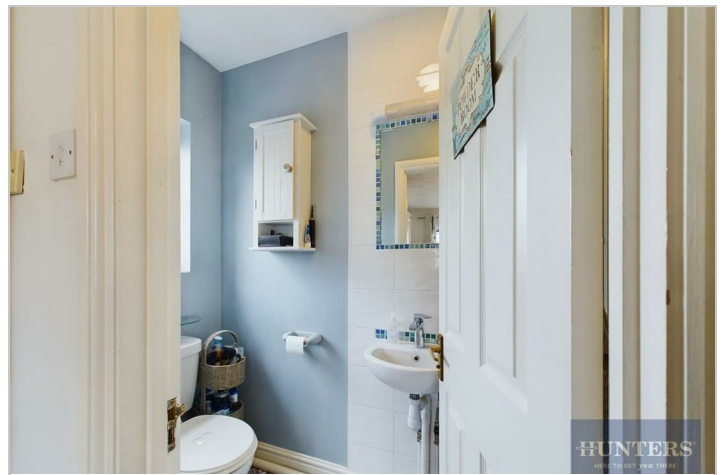
Study

Virtually all restricted head room, Ideal for office/study/hobby room or additional storage.

Family Bathroom

9'4" x 5'11" (2.86 x 1.81)

Single Garage



Road Map



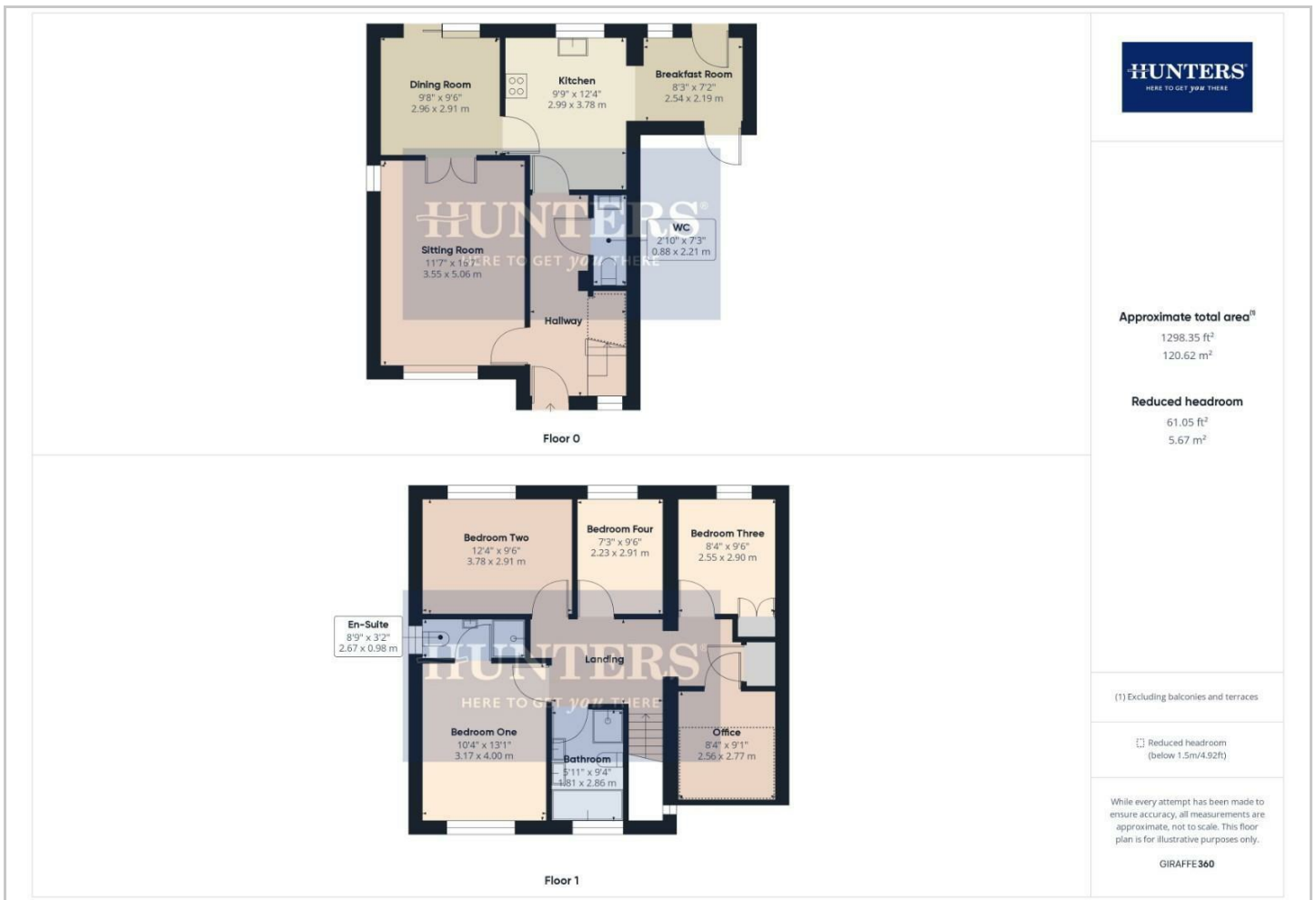
Hybrid Map



Terrain Map



Floor Plan



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		70	80
(55-68) D			
(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.