



GUIDE PRICE
£650,000

Gretton GL54 5EP

THE PROPERTY

Sold (stc) by Adams A beautifully presented four bedroom detached non-estate village house with superb views. Situated near to the heart of the Cotswold village of Gretton and backing onto the playing fields, the property features lovely bright accommodation including a 23ft (7m) sitting room with woodburner, an adjoining dining room, a kitchen/breakfast room to the rear, a separate utility room, a ground floor office/family room or occasional fifth bedroom being adjacent to the second shower room. The first floor comprises four generously proportioned bedrooms and a contemporary shower room. The beautifully stocked rear garden has an upper seating terrace and a lower lawn and the mature trees and shrubs give a great sense of privacy. To the front of the property is a gravelled driveway leading to a garden store. Available with no onward chain.

4



2



2



SITUATION

The village of Gretton is situated on the edge of the Cotswolds, within the Area of Outstanding Natural Beauty and approximately 2 miles north of the historic town of Winchcombe where there is a range of amenities including shops, schools, doctors, dentists, churches, bus services and public houses. Evesham, Cheltenham, Gloucester and Tewkesbury are easily accessible as is the M5 Motorway approximately 9 miles away. Gretton itself has a thriving village community, with a Primary School, church, village hall and a well regarded pub, The Royal Oak.

ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via combi boiler.

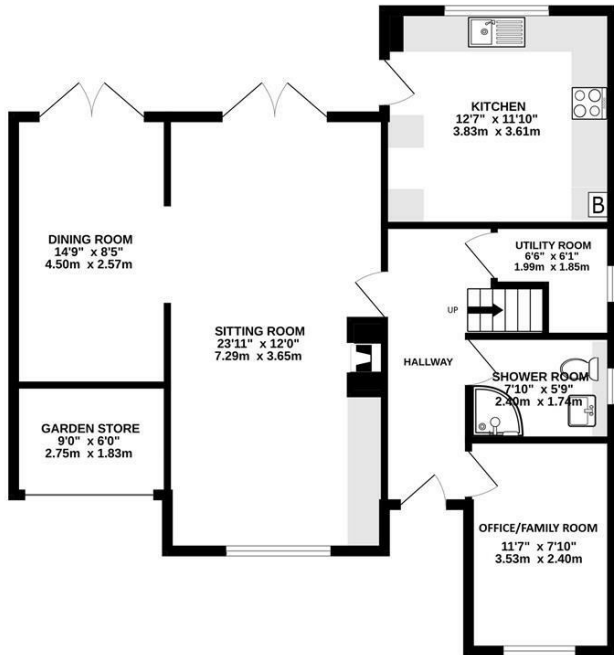
Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk



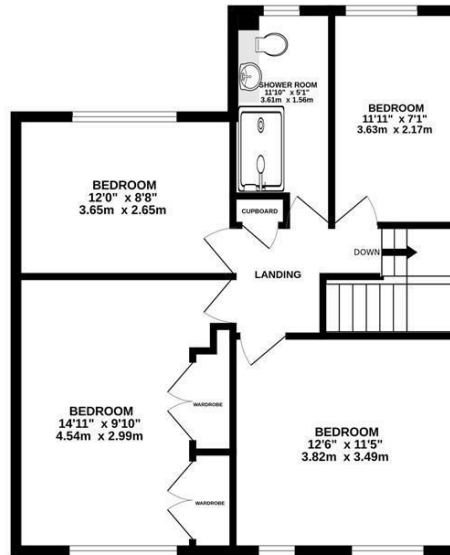




GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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