



GUIDE PRICE
£595,000

Gretton GL54 5EP

THE PROPERTY

With a double garage and a mature, private rear garden, a four bedroom detached non-estate village house situated close to the centre of Gretton, available with no onward chain. Features of this well-maintained property include ample driveway parking, a welcoming entrance hall, a cloakroom, a spacious dual aspect sitting room with patio doors to the garden, a separate dining room and a utility room adjoining a kitchen which leads to a lovely bright conservatory. The first floor comprises a principal bedroom with en suite shower room, three further bedrooms and a family bathroom.

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 system boiler.

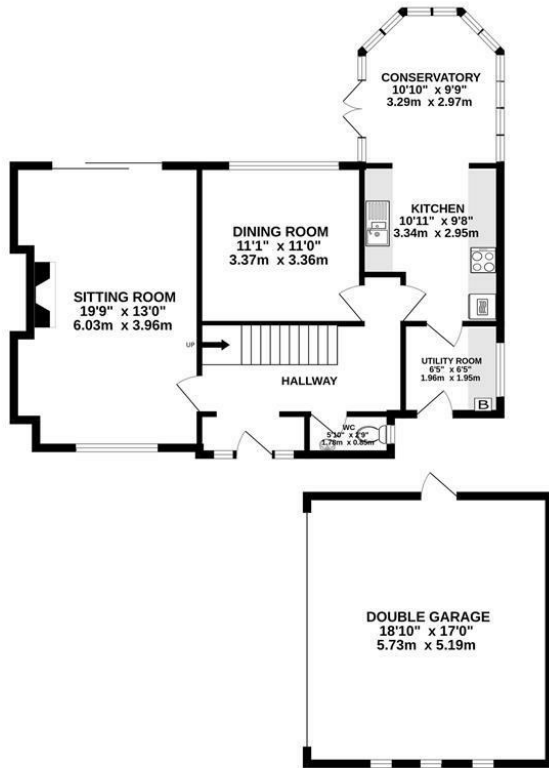
Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk



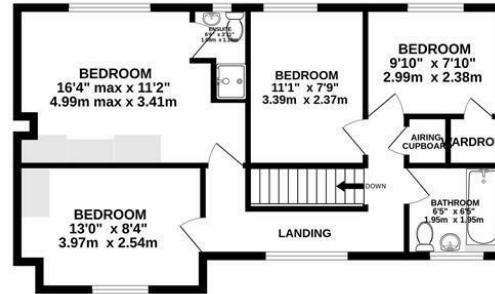




GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 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 | | | |
| (82 plus) A | | | |
| (81-81) B | | | 80 |
| (69-80) C | | 66 | |
| (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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