



GUIDE PRICE
£575,000

Gretton, Cheltenham GL54 5EP



THE PROPERTY

A beautifully maintained four bedroom detached non-estate village house backing on to the playing fields with lovely leafy views, a garage and driveway parking.

Situated just 2 miles from the amenities of Winchcombe and in the heart of the Cotswold village of Gretton.

The property is entered via a porch and into a welcoming and spacious hallway. To the right is the 7m (23ft) sitting and dining room with a Farmington stone fireplace as its focal point and a bay window to the front. The kitchen has been designed to maximise storage and functionality and there is a door to the garden. Back to the hallway and there is a cloakroom and a breakfast room off to the left which could be a ground floor office or playroom.

Upstairs there is a landing with more built-in storage, two bedrooms to the rear with lovely views, a guest bedroom with contemporary en suite shower room, a further double bedroom and a family bathroom with bath and separate shower cubicle.

Externally, at the front is a well-stocked garden and a gravelled driveway leading to the garage. To the rear is a secluded and mature garden with a paved terrace adjacent to the house for external dining and this overlooks a lawn with a great variety of shrubs and trees in the borders.

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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 connected.
Mobile signal available - see: checker.ofcom.org.uk

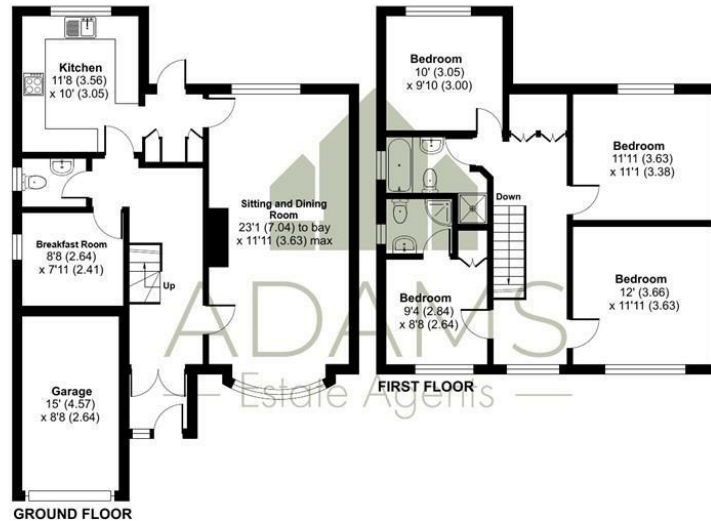






Linton, Gretton, Cheltenham, GL54

Approximate Area = 1427 sq ft / 132.5 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1552 sq ft / 144.1 sq m
 For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

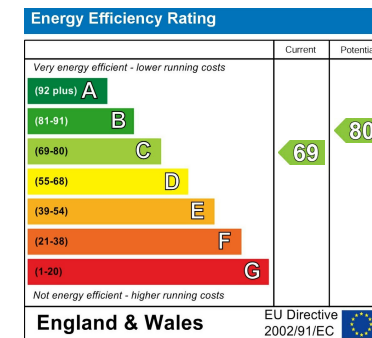
Tewkesbury Borough Council

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Adams Estate Agents Limited. REF: 1136578



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