



GUIDE PRICE
£999,950
Russet Close
Toddington GL54 5DZ



THE PROPERTY

A beautifully extended and meticulously upgraded five bedroom, five bath/shower rooms house with a double garage and ground floor gym/studio/annexe with en suite shower room, secure gated driveway parking for several vehicles, a wired CCTV and alarm system, a professionally landscaped enclosed rear garden and a host of high specification features. Constructed in December 2018 by Newland Homes and with the balance of the New Build Warranty, highlights of this superbly presented and intelligently laid out house include an added porch, a galleried entrance hall, a 6.9m sitting room, a kitchen and dining room with large island unit and adjoining utility room, a snug/study/family room a garden/reading room leading to the added gym/studio/annexe (plumbed for future kitchenette) and en suite shower room. The spacious principal bedroom has dressing areas and built-in wardrobes at each side of the en suite with walk-in shower and there are two further double bedrooms with en suites.

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5



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SITUATION

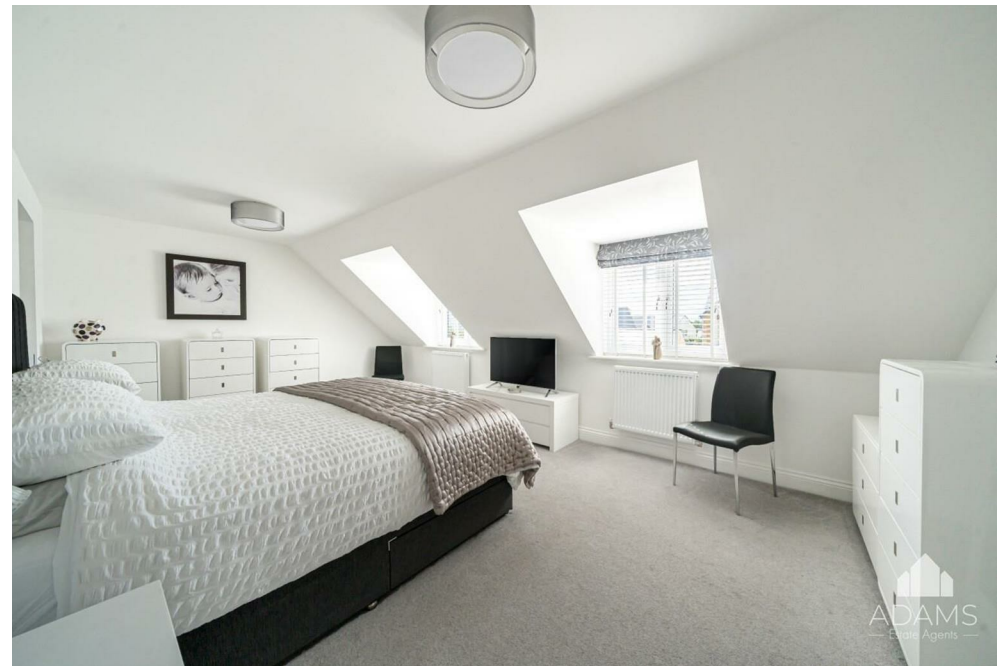
Toddington is a small village with a thriving community approximately three miles north of Winchcombe and five miles south-west of Broadway and has a local shop, church, popular local pub with restaurant, an active village hall that hosts events and the GWR Heritage Railway station and a café. The Cotswold Way is a short distance away along with a host of great walking trails on the doorstep. Isbourne Valley Primary School is situated just over a mile away. Cheltenham with its shopping and extensive amenities is approximately ten miles away and the M5 Motorway can be accessed near Tewkesbury about nine miles away.

ADDITIONAL INFORMATION

- Mains gas, electricity, water and drainage are connected. Gas central heating and hot water via system boiler. Zoned Nest thermostats.
- Fibre to the property broadband, Cat 5e wired network to many rooms. EV charger. Wired Nest doorbell.
- We understand there to be a service charge of approx. £210 per year in relation to communal areas on the development.
- Mobile signal available - see: checker.ofcom.org.uk



FAMILY RULES
ALWAYS BE KIND
ENCOURAGE EACH OTHER
BE PROUD OF EACH OTHER
FORGIVE OTHERS
DO YOUR BEST
WORK HARD
SAY I LOVE YOU
TRY NEW THINGS
TELL THE TRUTH
SAY PLEASE & THANK YOU





TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

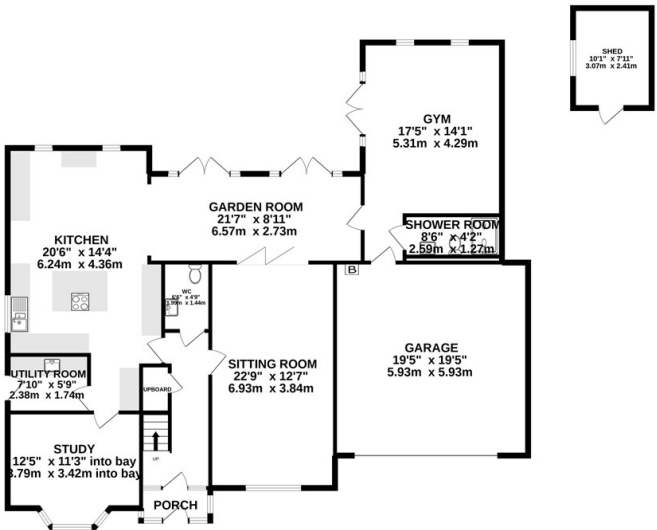
COUNCIL TAX BAND

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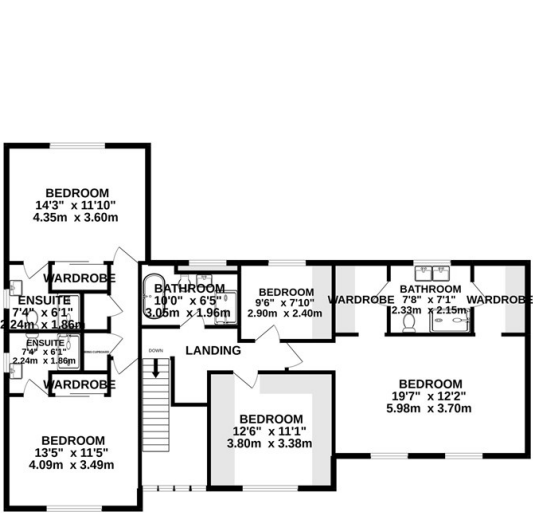
VIEWINGS

By prior appointment only

GROUND FLOOR
1861 sq.ft. (172.9 sq.m.) approx.



1ST FLOOR
1329 sq.ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA : 3190 sq.ft. (296.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(69-80) C			
(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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