



GUIDE PRICE  
£575,000

Gretton, Cheltenham GL54 5EP



## THE PROPERTY

A detached four bedroom non-estate village house with a double garage, spacious accommodation and a private rear garden, available with no onward chain.

With great potential to improve and extend (subject to any necessary permissions), the ground floor comprises a bright dual aspect sitting room, a kitchen with adjoining utility room, a separate dining room, and a cloakroom.

On the first floor is the principal bedroom with en suite shower room, three further bedrooms and a family bathroom.

To the front, the driveway provides ample parking and leads to a double garage. To the rear there is a mature garden with a lawn, a variety of trees and a summer house.

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, recently refurbished play area 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](http://checker.ofcom.org.uk)



  
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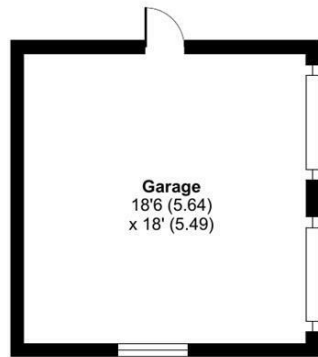
## The Anvil, Gretton, Cheltenham, GL54

Approximate Area = 1347 sq ft / 125.1 sq m

Garage = 333 sq ft / 31 sq m

Total = 1680 sq ft / 156 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

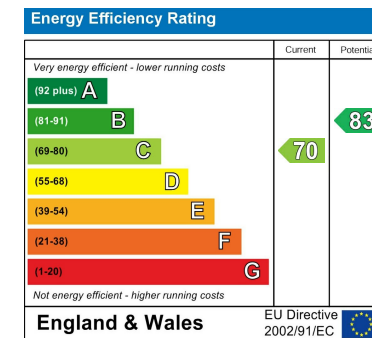
Tewkesbury Borough Council

### 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). © nrichcom 2024. Produced for Adams Estate Agents Limited. REF: 1165842



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