



GUIDE PRICE

£395,000

Sandlin Close

Toddington GL54 5FF

## THE PROPERTY

This attractive three-bedroom semi-detached home with open views was built by Newland Homes in 2019. It is located in the charming village of Toddington and is still covered by the New Build Warranty.

Laid out over two floors, the home comprises a hallway and cloakroom which leads through to a high-specification kitchen/dining room with a bay window, featuring stone countertops and a range of integrated Neff appliances including oven, gas hob, dishwasher and fridge/freezer, as well as Karndean flooring throughout. The under-stairs utility/pantry includes plumbing for a washing machine and tumble dryer, adding convenience. To the rear of the home is a sitting room with double doors which open onto a patio and private rear garden.

Upstairs, the home benefits from a en-suite master bedroom with built in wardrobes. There is a family bathroom which serves a further two bedrooms. The bathrooms are finished to a high standard and are each fitted with Villeroy & Boch fixtures and heated towel rails.

Outside, the property boasts a spacious driveway with room for up to four vehicles. A pedestrian side gate leads through to a well landscaped enclosed rear garden. The garden includes a lawn, a patio adjacent to the house, and a sunken terrace and garden shed at the far end. The garden includes well-stocked borders throughout which enhance the garden's charm.

The home also includes a generous, partially boarded loft space with ladder access, use of a shared landscaped parkland and a shared visitor parking space within the Close.

3



2



2



## 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, drainage, water and electricity are connected. Gas central heating and hot water via boiler.

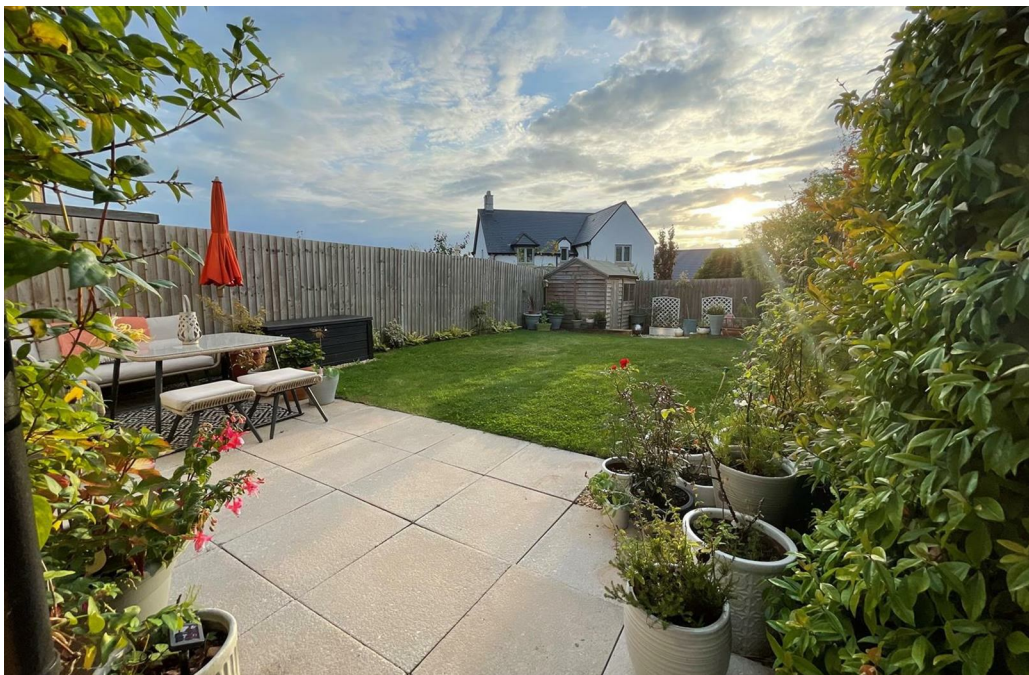
Broadband connection and Mobile coverage: Fibre to the property offering 1,600+mb speeds. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

We understand there to be a service charge of approx. £210 per year in relation to communal areas on the development.

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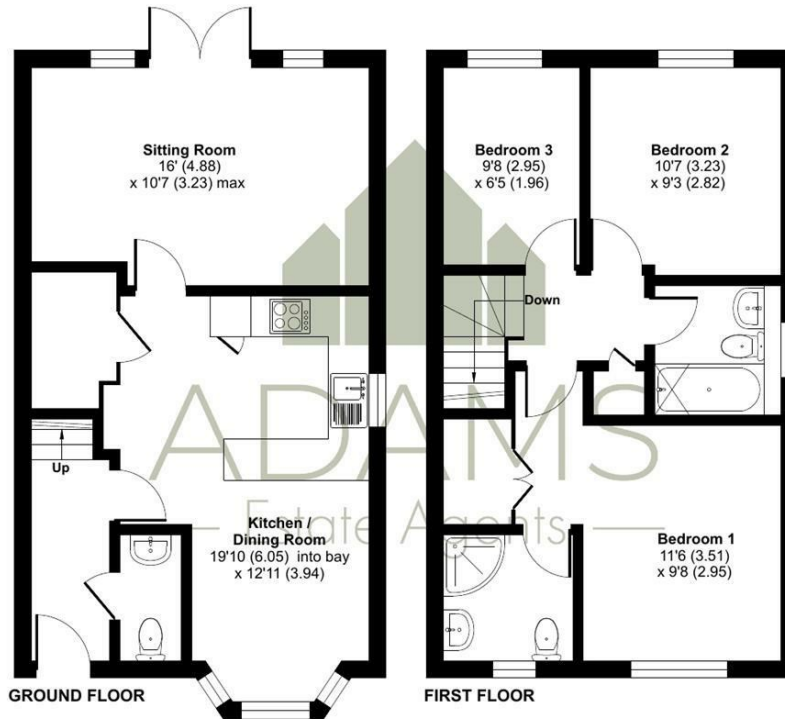




## Sandlin Close, Toddington, Cheltenham, GL54

Approximate Area = 967 sq ft / 89.8 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			<b>95</b>
(81-81) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Adams Estate Agents Limited. REF: 1179635



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