



GUIDE PRICE
£1,500,000
The Carriages Close
Greet, Nr Winchcombe GL54 5BU



THE PROPERTY

One of just four substantial detached houses at the end of an exclusive edge of village development built in 2018. Finished to an extremely high standard and significantly improved by the current owners, the property has been designed with a generous and thoughtful layout.

Entered through a recently added open-faced oak framed porch, the house comprises a welcoming entrance hall with an oak stair case leading to the first floor. A stunning 13m (42ft) kitchen and dining room with bifolding doors to the garden really is the hub of the house and features an island unit, integrated appliances and an adjoining utility and cloakroom.

In contrast to the vast open plan kitchen, the sumptuous sitting room has a woodburner and French doors to the garden and there is also a family room/study.

Upstairs, the principal bedroom has lovely southerly views over fields and there is a walk-in wardrobe and en suite shower room.

There is a superb family bathroom which has been enlarged and refitted by the current owners to include a beautiful copper freestanding bath.

The second bedroom has an ensuite shower room and there are three further well-proportioned bedrooms.

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SITUATION

The village of Greet is situated about 1 mile from the historic town of Winchcombe, which is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the Cotswolds Area of Outstanding Natural Beauty. The thriving local community offers an excellent range of amenities including independent shops, supermarkets, several pubs and restaurants, dental and doctors surgeries, a library, a primary and secondary school and numerous clubs and societies.

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 Cabinet Broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

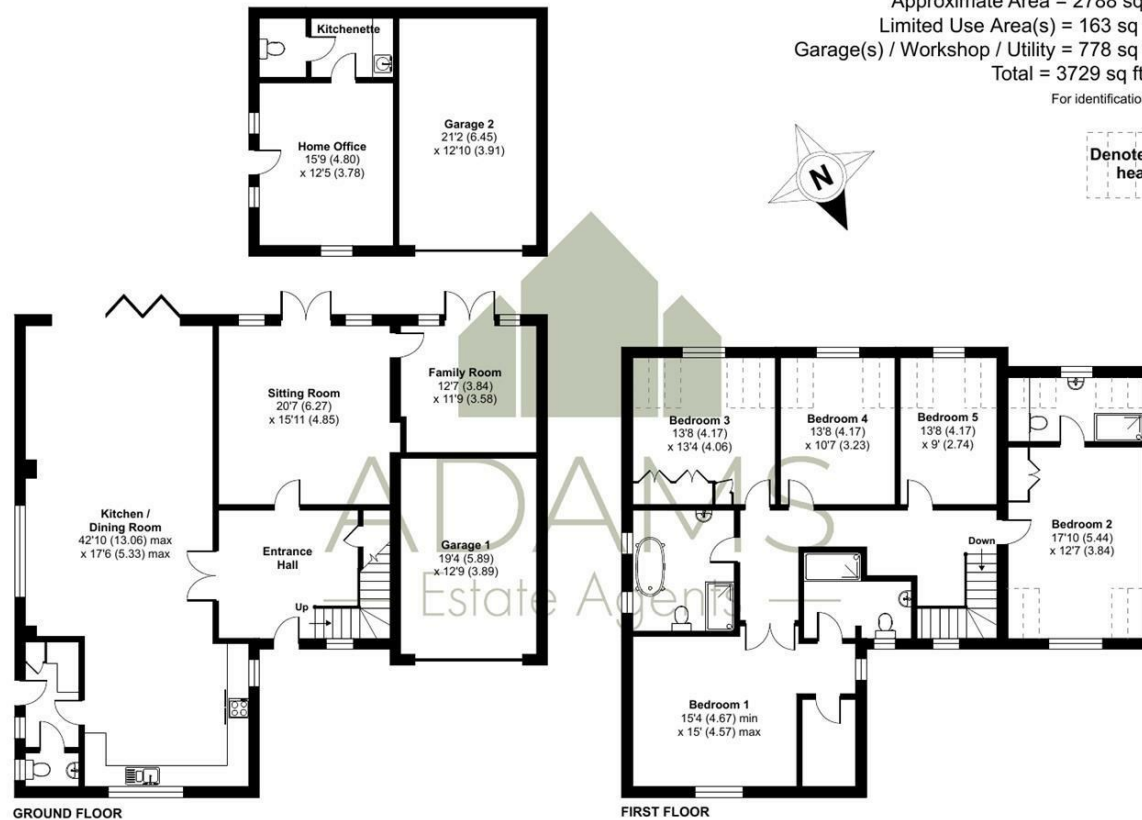






Greet, Cheltenham, GL54

Approximate Area = 2788 sq ft / 259 sq m
 Limited Use Area(s) = 163 sq ft / 15.1 sq m
 Garage(s) / Workshop / Utility = 778 sq ft / 72.3 sq m
 Total = 3729 sq ft / 346.4 sq m
 For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Adams Estate Agents Limited. REF: 1195599



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