



GUIDE PRICE

£830,000

Bramley Close

Toddington GL54 5ED

## THE PROPERTY

An impressive 2020-built Newland Homes property on a no-through road with superbly laid-out accommodation comprising five bedrooms, three with en suites, the principal bedroom having twin walk-in wardrobes, an excellent kitchen/family room with quartz worktops, a central island, integrated appliances and bifolding doors to the garden, a utility room, a spacious sitting room again with bifolding doors, a separate dining room/home office, an entrance hall with galleried landing, an integrated double garage with electric door, a well-stocked garden with summer house and a double garage with block-paved driveway parking. Offered with the balance of the NHBC New Build Warranty. At the end of Bramley Close is a designated open space maintained as a meadow for the residents' use.

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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.

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

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)







**TENURE**

Freehold

**LOCAL AUTHORITY**

Tewkesbury Borough Council

**COUNCIL TAX BAND**

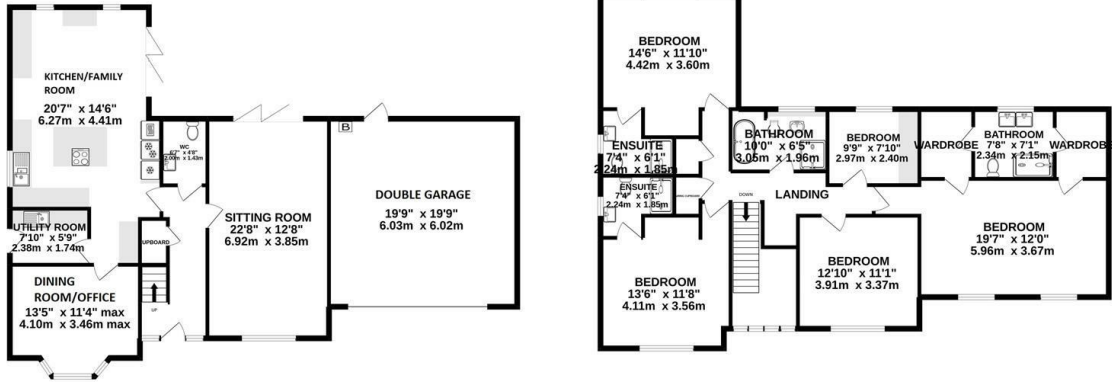
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**VIEWINGS**

By prior appointment only

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

**1ST FLOOR**  
1328 sq.ft. (123.4 sq.m.) approx.



**TOTAL FLOOR AREA : 3189 sq.ft. (296.3 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) <b>A</b>			
(81-91) <b>B</b>		86	91
(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



**OFFICE ADDRESS**

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