

GUIDE PRICE
£770,000
Church Meadows
Toddington GL54 5DB

THE PROPERTY

Sold (stc) by Adams

A substantial and immaculately presented detached village house on a select development of just 9 properties built in 1999. With a superb leafy outlook and a large, mature and beautifully landscaped garden, the property comprises a double garage and driveway, an entrance hall, a spacious sitting room, a dining room, a kitchen/breakfast room with adjoining utility room and a cloakroom. On the first floor there are two bedrooms with en suites and built-in wardrobes, a further two bedrooms and a family bathroom.

4



3



2



SITUATION

Toddington is a small village with a thriving community approximately three miles north of Winchcombe and 6 miles south-west of Broadway and has a local shop, church, popular local pub with restaurant, a village hall that hosts events and the GWR Heritage Railway station. Isbourne Valley Primary School is situated just over a mile away. Cheltenham with its shopping and extensive amenities is approximately 10 miles away and the M5 Motorway can be accessed near Tewkesbury about 9 miles away.

ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage 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

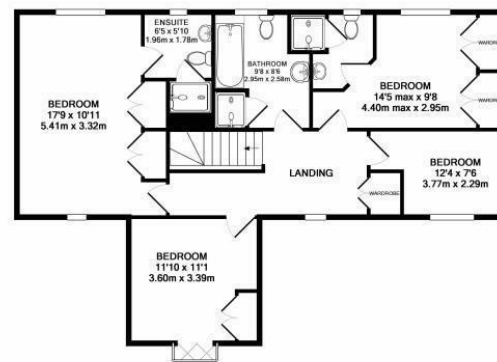








GROUND FLOOR
APPROX. FLOOR
AREA 1248 SQ.FT.
(116.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 978 SQ.FT.
(91.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2124 SQ.FT. (197.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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TENURE

Freehold

LOCAL AUTHORITY

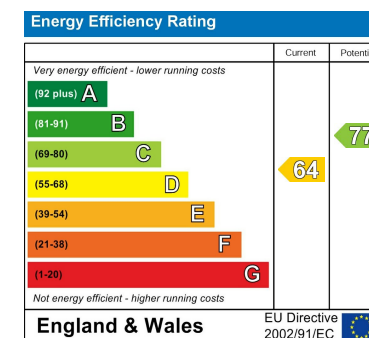
Tewkesbury Borough Council

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



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