

2 HILLVIEW COURT, WOODMANCOTE,
CHELTENHAM, GLOUCESTERSHIRE, GL52 9PX

 Charles Lear



2 HILLVIEW COURT

A beautifully presented brand new detached home in manageable southerly facing gardens. The internal accommodation is approaching 2,500sq.ft. and offers wonderfully light and spacious living in an enviable position within this exclusive development of just 8 homes.

DESCRIPTION

Approached via an attractive block paved driveway providing parking for several vehicles, a contemporary front door leads into a tiled entrance hall complete with a contemporary cloakroom, personal door into the garage and under stair storage cupboard with underfloor heating manifold. The ground floor accommodation benefits from a large open-plan kitchen/dining/family room with breakfast bar and bi-folding doors opening into the garden. A formal sitting room may be found at the front of the house and enjoys a dual aspect, whilst there is also a utility room on the ground floor opening into the garden. The first floor provides three outstanding double bedrooms. The principal bedroom, located to the rear of the house, has bi-folding doors opening onto a roof terrace, a dressing area with fitted wardrobes and a contemporary, fully tiled, bathroom with wall mounted sanitaryware. The remaining two bedrooms on this floor, which both have fitted wardrobes, share a stunning family bathroom with separate shower enclosure. The second floor is occupied by the fourth and fifth bedrooms with fitted wardrobes, contemporary bathroom, storage cupboard and a further room offering absolute versatility and measuring 13'4 x 11'11. Outside and to the rear is an enclosed and private southerly facing rear garden with pedestrian side access. To the front is an integral garage with electric up and over garage door.





SITUATION

Hillview Court is located at the foot of Cleeve Hill in the sought after village of Woodmancote and therefore enjoys exemplary access to some of the town's most picturesque walking country. Local amenities including two supermarkets, local shops, primary schools, a secondary school and popular public houses may be found in Woodmancote and in nearby Bishops Cleeve. The larger centres of Winchcombe and Cheltenham, which are both within some 5 miles, offer a wider range of bespoke shops, restaurants and bars, several internationally regarded schools and popular festivals.

GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

Tewkesbury Borough Council: 01684 295010.

Council Tax Band: TBC.

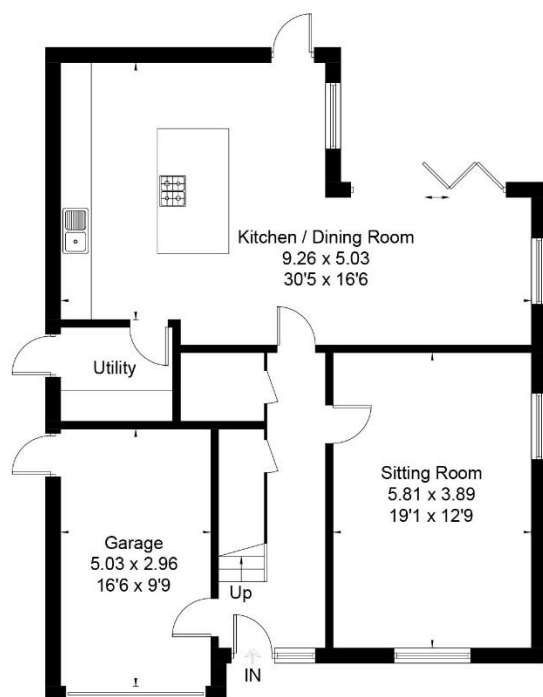
10-year new home guarantee provided by ICW.

VIEWINGS

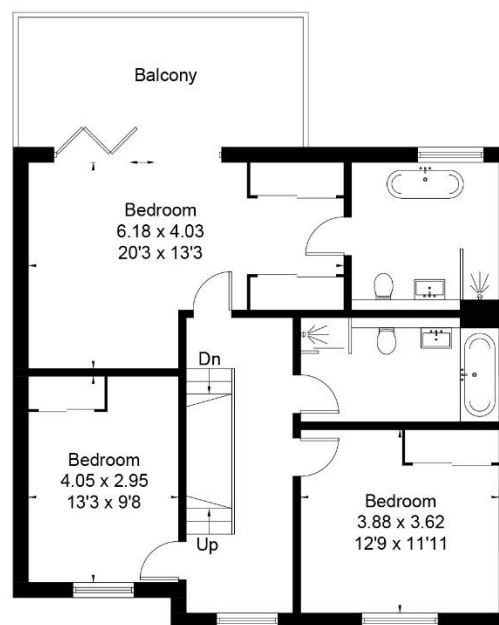
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



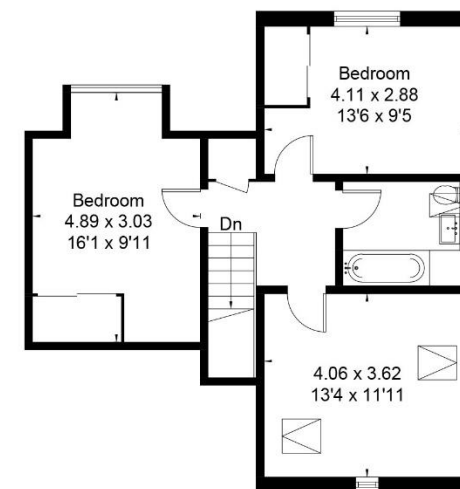
Approximate Area = 219.2 sq m / 2359 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 234.2 sq m / 2520 sq ft



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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