

MONKS REST

SOUTHAM LANE, SOUTHAM, CHELTENHAM, GLOUCESTERSHIRE, GL52 3NY

 Charles Lear



MONKS REST

Located on the edge of this popular rural village, a charming and beautifully presented, Grade II listed four-bedroom detached cottage. The property provides characterful accommodation laid out over two floors and sits in a generous plot approaching 0.25 of an acre with mature gardens, driveway parking for several vehicles and a detached garden studio/home office

- Entrance hall with ground floor bathroom
- Sitting room with exposed beams, gas fire, views over the garden and stairs to the first floor
- Dual aspect dining room with exposed beams, access to the garden via a decked veranda and further staircase to the first floor
- Modern fitted kitchen with separate utility room and walk-through pantry
- Study or potential ground floor single bedroom
- Master bedroom with ensuite shower room and two further bedrooms accessed via two separate staircases
- Generous plot with mature gardens, detached studio/home office and plentiful driveway parking

With mature gardens approaching 0.25 of an acre and generous driveway parking, Monks Rest provides characterful accommodation laid out over two floors. The ground floor briefly comprises a separate sitting and dining room, both with heavily beamed ceilings and aspects overlooking the garden, a modern fitted kitchen with separate utility room and walk-through pantry, a study/ground floor bedroom and a bathroom. The three first floor bedrooms are accessed via two separate staircases and the master bedroom features an ensuite shower room.





SITUATION

Monks Rest stands on the edge of this pretty and sought-after village. The property is surrounded by beautiful countryside and is within a short walk of Ellenborough Park Hotel with its wonderful facilities. Nearby there are excellent day to day amenities in Bishops Cleeve, Woodmancote and the charming village of Prestbury, the latter having the benefit of a village store, artisan butcher, chemist, thriving parish church and three excellent public houses and the larger centre of Cheltenham is about 3 miles distant and provides a wider range of amenities.

GENERAL INFORMATION

Services: All main services are connected to the property. Gas central heating.

Local Authority:

Tewkesbury Borough Council: 01684 295010.

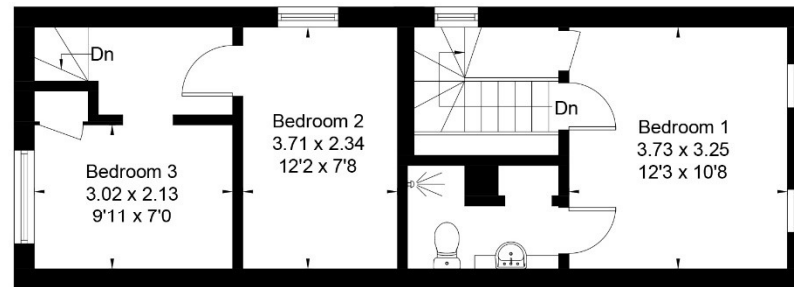
Council Tax Band: (G) – £3,144.79 (2022/2023).

VIEWINGS

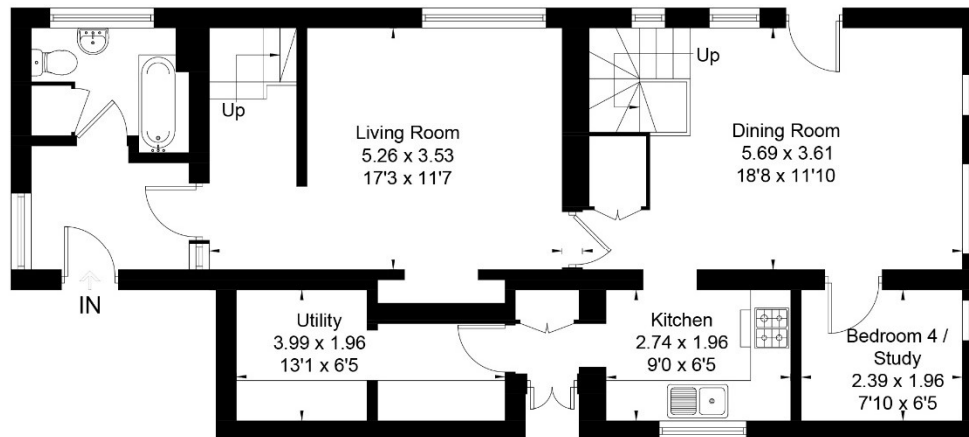
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



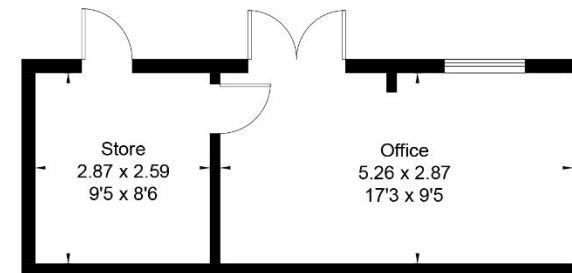
Approximate Area = 112.9 sq m / 1215 sq ft
 Office / Store = 22.8 sq m / 245 sq ft
 Total = 135.7 sq m / 1460 sq ft



First Floor



Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

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