

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

 Charles Lear



3 HILLVIEW COURT

A substantial detached residence in a private corner plot position offering stunning views towards Cleeve Hill together with 2,716sq.ft. of accommodation over three floors, including five double bedrooms. The property also has a garage, large driveway and a private westerly facing rear garden.

DESCRIPTION

Approached via an attractive block paved driveway providing parking for several vehicles, a contemporary and sheltered 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 separate home office and utility room. The first floor provides four 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, shower room with wall mounted sanitaryware. Adjacent is a guest bedroom with ensuite shower room, whilst the remaining two bedrooms on this floor, which both have fitted wardrobes, share a stunning family bathroom. The second floor is occupied by a fifth bedroom with fitted wardrobe, contemporary shower room, generous storage cupboard and a further room offering absolute versatility and measuring 14' x 11'5". Outside and to the rear is an enclosed and private westerly 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 Tax Band: TBC.

10-year New Home guarantee provided by ICW.

Private Road Annual Charge: £650.

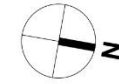
Managing Agent: Ash & Co., Cheltenham.

VIEWINGS

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



Approximate Area = 274.9 sq m / 2959 sq ft (Including Garage)
Including Limited Use Area (1.4 sq m / 15 sq ft)



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