

1 JUBILEE MEWS, ANDOVERSFORD,  
CHELTENHAM, GLOUCESTERSHIRE, GL54 4AZ





# 1 JUBILEE MEWS

This beautifully presented detached Cotswold-stone home sits within a small cul-de-sac of similar properties built by local house builder, Bell Homes, in 2015. The property benefits from spacious living accommodation set over two floors, a separate garage for one car, off-street parking, and a lovely lawned garden with terrace area.

- Wonderful position within a highly regarded Cotswold village near to Cheltenham
- Entrance hall with stairs to the first floor, and cloakroom
- Beautifully appointed kitchen fitted with an extensive range of units, access to the utility room, and French doors to the rear garden
- Double-aspect reception room with wood burning stove, and French doors to the rear garden
- Four well-proportioned bedrooms upstairs with en-suite shower room and fitted wardrobes to the principal bedroom
- Family bathroom with shower and bath
- Off-road parking for two cars and garage for one car
- Constructed using Guiting Limestone

This lovely home offers beautifully light and spacious accommodation set over two floors. The living area comprises a spacious double-aspect reception room with wood burning stove, and a fully fitted kitchen, both with French doors opening into the rear garden. There is also a utility room and cloakroom downstairs, and underfloor heating throughout the ground floor. Upstairs, there are four double bedrooms with fitted wardrobes, en-suite to the principal bedroom, and a spacious family bathroom. Externally, there is a sizeable garden with lawn, a one-car garage, and off-street parking for two cars.







### SITUATION

Andoversford is a small Cotswold village, nestling in the Coln valley, which grew significantly in the late 1800s with the construction of two railway lines. The village offers a local shop/post office, popular public house, and well-regarded primary school, whilst being situated just off the A40 gives quick access to Cheltenham, Oxford and the Cotswold Villages. The larger regional centre of Cheltenham provides a wide variety of day-to-day and specialist shops, boutiques, cafes, and restaurants. A good choice of schooling is also available, including Glenfall Primary, Balcarras Academy in Charlton Kings, and The Cotswold School (Bourton-on-the-Water).

### GENERAL INFORMATION

Services:

The property is heated via air source heat pump. Mains water, electricity, and drainage are connected.

Local Authority:

Cotswold District Council: 01285 623000.

Council Tax Band: (F) - £3,080.36 pa. (2024/2025).

EPC: TBC

### VIEWINGS

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



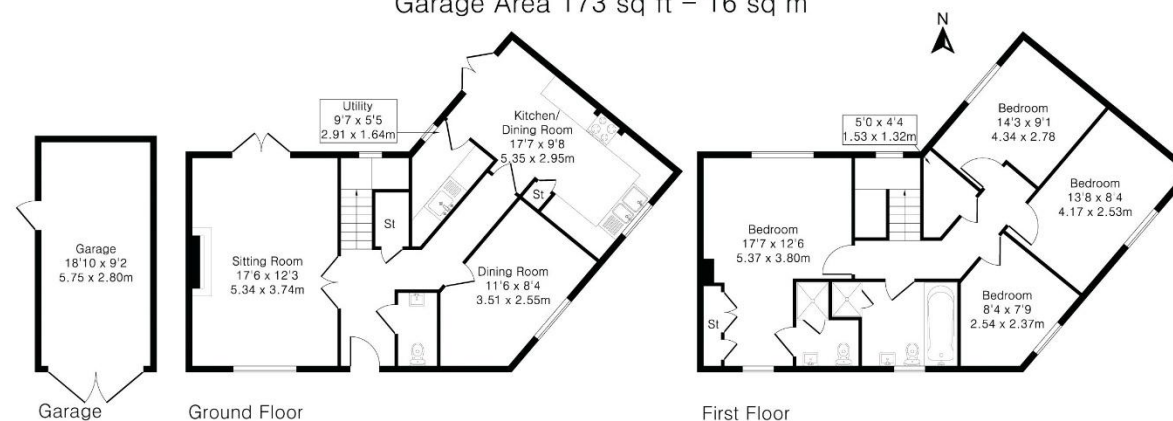


### Approximate Gross Internal Area 1569 sq ft - 146 sq m

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 698 sq ft – 65 sq m

Garage Area 173 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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