

10 WITHINGTON CLOSE,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 5AZ





## 10 WITHINGTON CLOSE

Constructed approximately four years ago by highly respected national house builder Charles Church Homes, this lovely family home forms part of the popular Eden Villas development. The property offers spacious living accommodation including three reception rooms and four bedrooms, along with a low maintenance garden, garaging and parking.

- Modern contemporary home with an EPC rating of B and accommodation over 1500 sq ft
- Reception hall with a cloakroom fitted with modern white sanitary ware
- Lovely square fitted kitchen/breakfast room with a generous amount of fitted storage and double doors to the garden
- 18'6" Sitting room again with doors to the garden and a separate dining room and home office/snug
- Four generous double bedrooms with views from the front and rear and two bath/shower rooms including the principal bedroom suite
- Manageable enclosed rear garden landscaped garden with a central lawn, decked seating area and gated access to the single garage and off road parking

Standing in a peaceful location close to open countryside on both Cleeve and Ham Hills with outstanding views, this lovely family home offers generous family friendly living accommodation with the benefit of a landscaped garden. The property is offered in very good condition and comprises of a modern fitted kitchen/breakfast room, separate sitting room, dining room, study, four double bedrooms, parking and garaging.







### SITUATION

The property stands in a peaceful location overlooking an ornamental green within walking distance of beautiful open countryside on Cleeve Hill, Harp Hill and the small residential enclave of Ham. For day to day shopping there is a Sainsbury's supermarket close by whilst Cheltenham town centre is just over 2 miles away providing a greater selection. There are two excellent primary schools nearby, Holy Apostles Primary School on Battledown Approach & St Mary's Primary School in the village of Prestbury. The property can be found at top of the development, turn into Brockweir Rd which leads into Burford Road then left into Fairford Road and then into Withington Close.

### GENERAL INFORMATION

Services:  
Mains water, electricity, gas and drainage are connected.

Local Authority:  
Cheltenham Borough Council 01242 262626  
Council Tax Band: F - £2,742.11p.a (2022/23)  
EPC Rating: B

Viewing: Strictly by prior appointment through Charles Lear & Co. 01242 222722.



## 10 Withington Close

Approximate Gross Internal Area = 140.5 sq m / 1512 sq ft

Garage = 19.4 sq m / 209 sq ft

Total = 159.9 sq m / 1721 sq ft

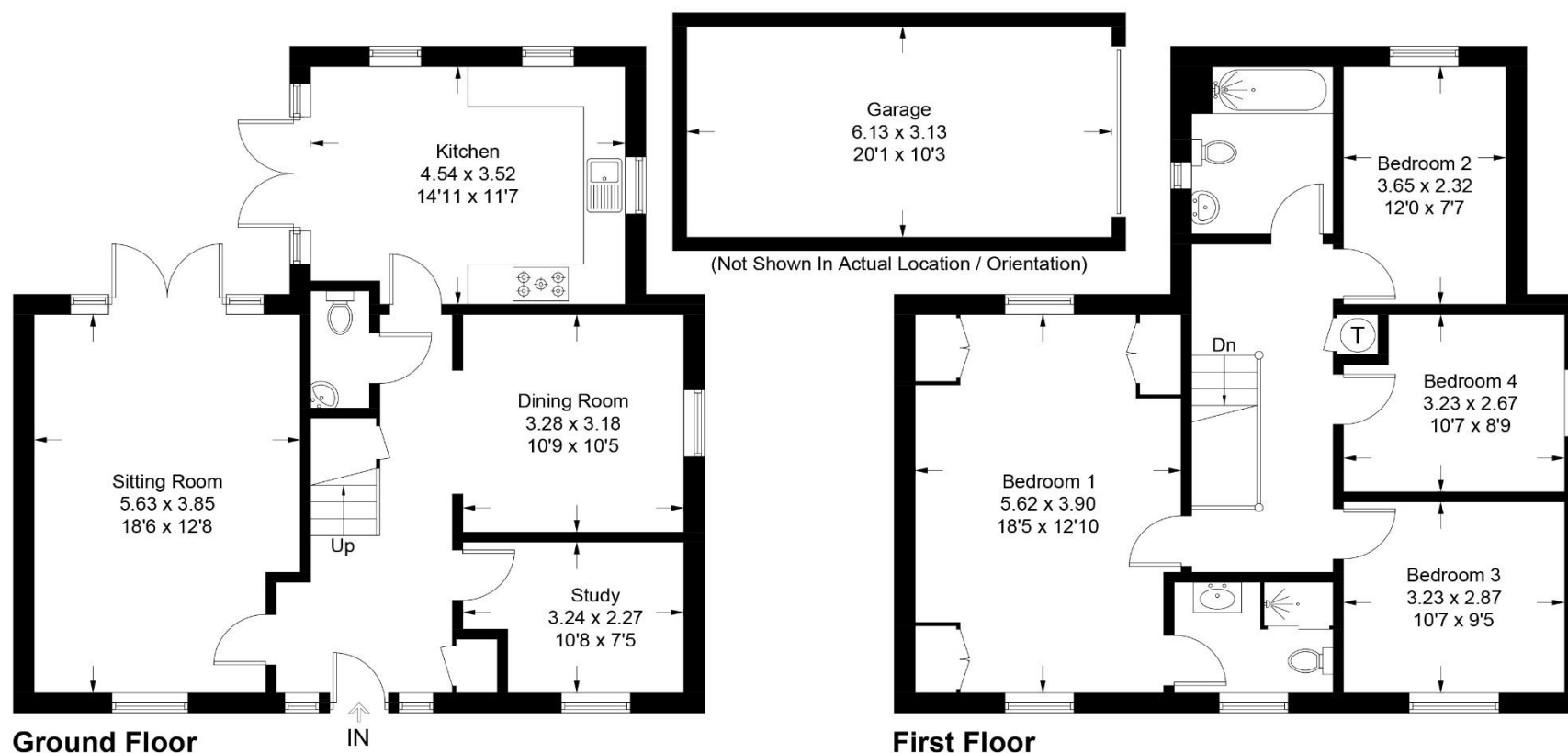


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207556)

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