

WOODVILLE, MAIN ROAD,  
SHURDINGTON, CHELTENHAM, GLOUCESTERSHIRE, GL51 4XJ





## WOODVILLE, SHURDINGTON

A contemporary residence set back from the road behind gates and backing onto stunning open countryside. The versatile accommodation is largely arranged on the ground floor whilst there is also a contemporary, insulated garden room overlooking the fields behind.

Having been thoughtfully refurbished by the present owners, Woodville is approached through electric gates, and a large driveway provides parking for several vehicles. Another set of gates open into the garden and to the double garage.

A contemporary front door opens into a light and spacious reception hall with cloak cupboards and a cloakroom. The living accommodation is located at the rear of the house and opens into the garden, making the most of the views. The contemporary kitchen is sited in a spacious open-plan room large enough to dine and sit in and comes complete with a central island and breakfast bar, coffee station and oak flooring. In addition, there is a further reception room presently utilised as a dining area but could also be used as a snug. At the front of the property are two well-proportioned double bedrooms. One of which has an en-suite shower room and fitted wardrobes, whilst the other has use of a magnificent marble bathroom. The first floor plays host to two further bedrooms suitable for guests with a bathroom to share. The landing also provides excellent storage.

Outside and to the rear is a large yet manageable garden, predominantly laid to lawn, with a large, gravelled patio. The garden backs onto open fields and offers an insulated garden room/home office with underfloor heating, log burner and microcement feature wall.







### SITUATION

Woodville is in the popular village of Shurdington, on the outskirts of Cheltenham benefitting from favourable access to both Cheltenham town centre, Gloucester and more locally, Hatherley, Warden Hill and Leckhampton, whilst the village benefits from a good choice of day-to-day facilities including a local shop and post office, public houses, garden centres, hairdressers and a highly respected primary school. Surrounding the village there is beautiful open countryside offering exceptional views and walks. additionally, the village is well placed for access to the M5 at Junction 11a and A417 to Cirencester.

### GENERAL INFORMATION

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

Local Authority:  
Tewkesbury Borough Council: 01684 295010.  
Council Tax Band: (E) - £2,659.30pa. (2025/2026).

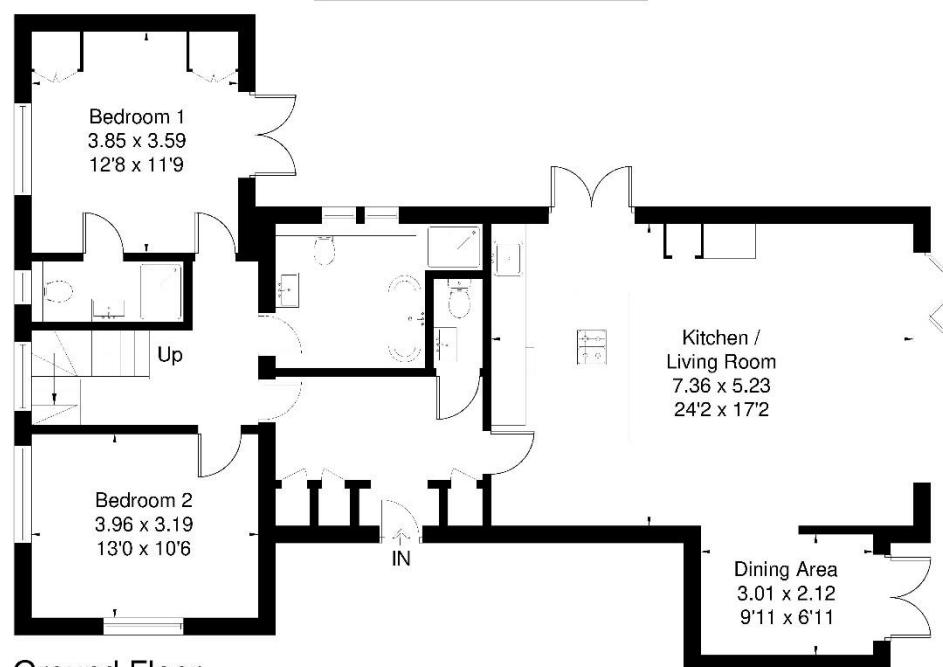
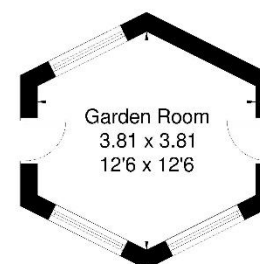
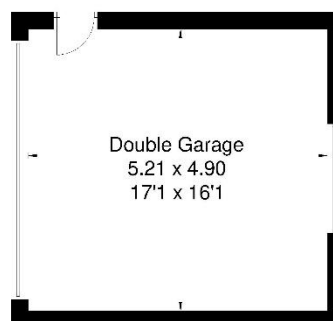
### VIEWINGS

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

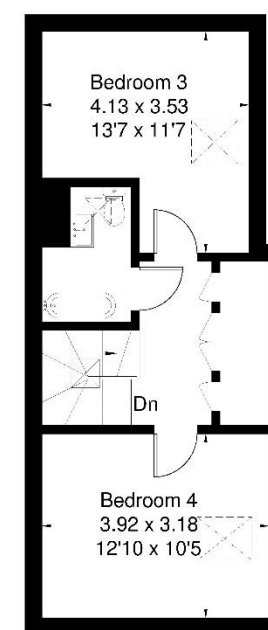


Approximate Floor Area = 147.3 sq m / 1586 sq ft  
 Outbuildings = 36.9 sq m / 398 sq ft  
 Total = 184.2 sq m / 1984 sq ft

**Outbuildings**  
 (Not Shown In Actual  
 Location / Orientation)



Ground Floor



First Floor



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