



16 Quat Goose Lane, Swindon Village, Cheltenham GL51 9RX

A fantastic and very well presented four bedroom detached family home, offering excellent living space, located on the periphery of Cheltenham. The property has a pleasing design, ideal for modern day living and offers well-proportioned accommodation arranged over two floors.





To the ground floor is a wide reception hall with stairs leading up to the first floor and access to the ground floor rooms. To the rear of the property is a double aspect sitting room with fireplace and French doors leading into the garden. The well equipped kitchen/breakfast room provides a lovely entertaining area and is fitted with a modern kitchen units, Oak block surfaces, island with granite surface and built in appliances including a Rangemaster stove, large American styled refrigerator, dishwasher, waste disposal and wine cooler. Double doors lead to the rear garden. Also on the ground floor is a dining room, study, useful utility room with door to the side of the property and a cloakroom.

Stairs lead up to a naturally light landing with access to the roof space and a large airing cupboard. The master bedroom has two double wardrobes and a delightful ensuite with twin basins, W.C and a open walk-in shower. Bedrooms two and three are good double rooms and both have fitted wardrobes. The fourth bedroom is a good size with an extensive range of built in storage and is currently being used as a dressing room. The family bathroom is well appointed with a modern white suite comprising a bath, basin, W.C. and a large walk in shower.

Outside to the rear is a lovely 76'x44' garden with a private paved entertaining and sitting area. A path leads down to two timber summer houses one of which has a useful storage shed to the rear. The original double garage has been converted into a home office with a useful store room. The garden is enclosed and enjoys a high degree of privacy. A block paved driveway leads from the front of the property, via a five bar gate to the rear, providing plenty of off street parking, a water tap and electric vehicle charging point.

The property displays many pleasing features including tiled and wooden flooring, stone fireplace to the sitting room, modern bath and cloakroom fittings and great entertain space which links well with the garden.

Heating is by a gas fired system to radiators and there are double glazed windows.









## General

Services: All mains services are believed to be connected.

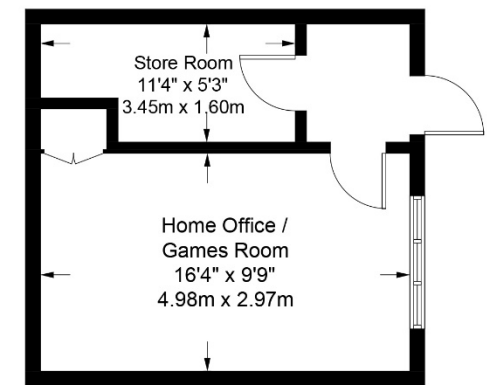
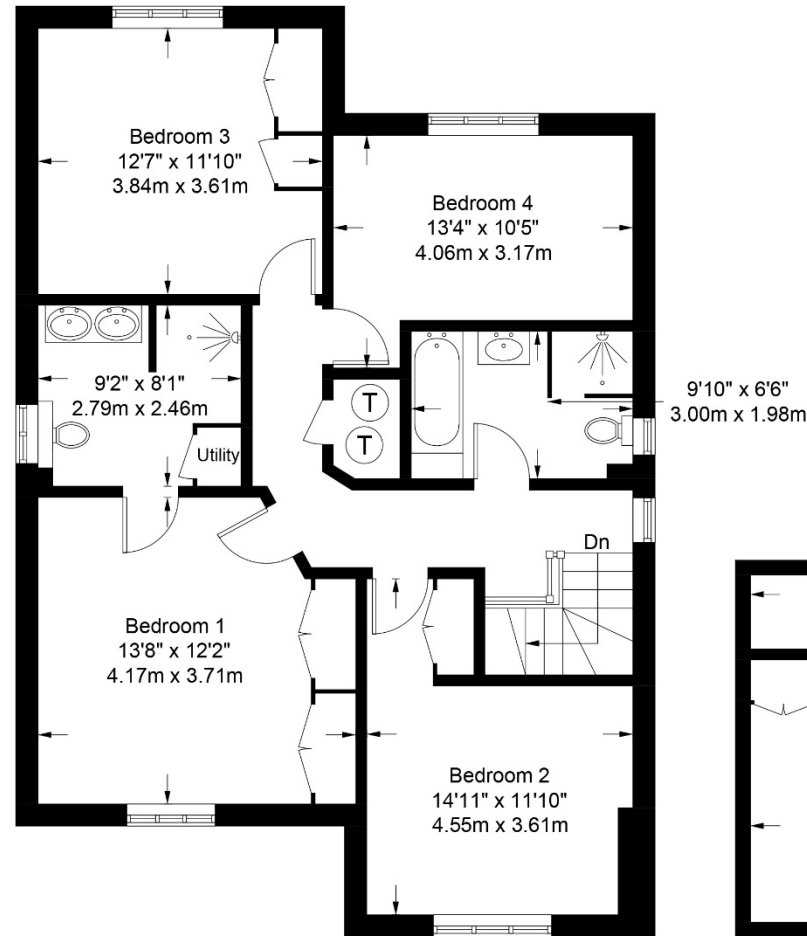
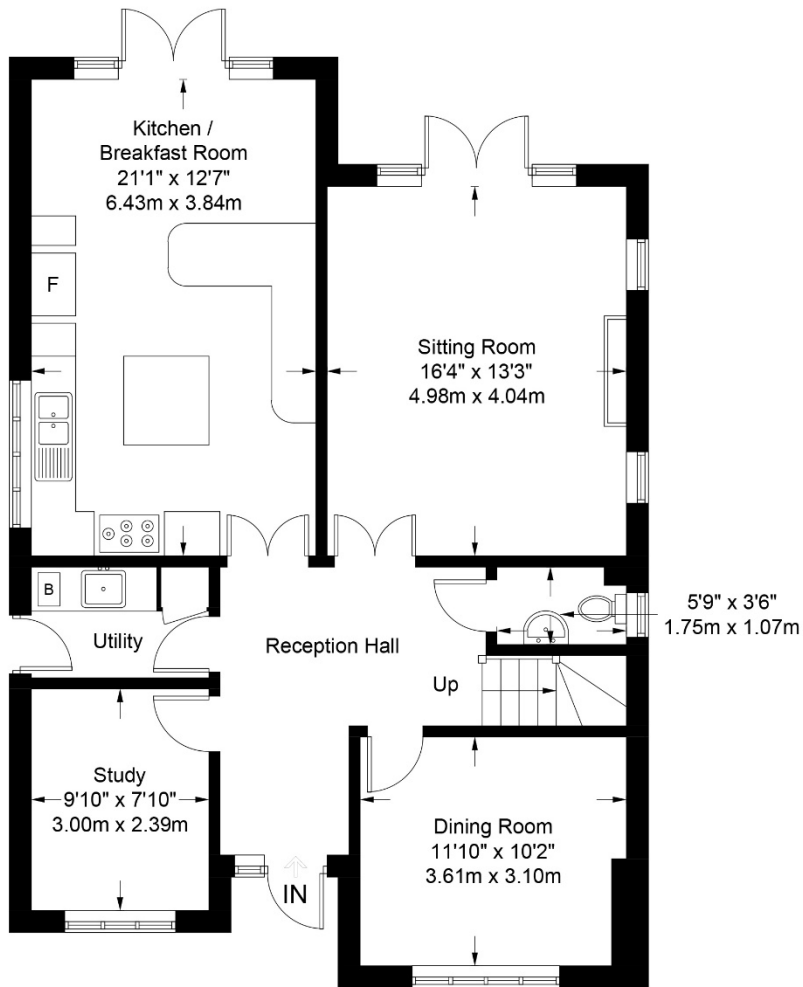
Local Authority: Cheltenham Borough Council.

Council Tax: Band F

EPC: D (68/77)

Parking: A shared driveway provides access to plenty of off street car parking.

Title Number: GR254081



(Not Shown In Actual Location / Orientation)

**16 Quat Goose Lane, Swindon Village, Cheltenham GL51 9RX**  
 Approximate Gross Internal Area 1832 sq ft / 170.2 sq m (excluding outbuilding)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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