



YEW TREE HOUSE MAIN ROAD, SHURDINGTON, CHELTENHAM, GL51 4XJ

**AN INDIVIDUAL FOUR BEDROOM DETACHED HOUSE LOCATED IN SHURDINGTON WELL POSITIONED TO PROVIDE EXCELLENT ACCESS TO CHELTENHAM WHICH IS WITHIN 3 MILES, JUNCTION 11A M5 AND A417.**

**THE PROPERTY**

Upon entering Yew Tree House, the inviting entrance hall provides a first glimpse of the impressive main hub of the house with recently fitted travertine flooring adding an extra wow factor.

A spacious and welcoming sitting room has a dual aspect and open fireplace with inset log burner. The open-plan kitchen/dining room is bright and spacious with an array of fitted units and direct access to outside. It leads through to the utility room. A door provide access to the garden room which is fully glazed with bi-folding doors to the garden.

Within the hallway is a particularly useful enclosed space which could be adapted for work from home or providing useful storage. There is also a cloakroom.

Upstairs, four generously sized bedrooms offer plenty of storage. The main bedroom and guest bedrooms each feature en-suite shower rooms, while a stylish family bathroom serves the remaining bedrooms.

**OUTSIDE**

To the rear a landscaped, south-facing rear garden is designed for enjoyment. There is a gated side access providing safe use for younger people and a decked terrace provides the perfect area to entertain.

**STUDIO**

c.20' x 9'7' Detached with power and light. A multi-use building currently used as a gym and office. It has power and light and is double glazed.

**AGENTS NOTE**

There is underfloor heating throughout the entire property and it benefits from a recently installed hot water cylinder and boiler. At the front of the property is a private drive with ample off road parking for a number of cars. There is also a 7.5kw EV charging point.

**LOCAL AREA**

The village of Shurdington still has a great community and has two pubs, café, convenience store and allotments, plus a highly rated nursery, pre-school and primary school all within walking distance. The Cotswold Way will be found right behind Yew Tree House ideal for hikes up the hill.















**GROUND FLOOR**

**FIRST FLOOR**

Approximate Gross Internal Area = 1897 sq ft / 176.2 sq m

Studio / Office = 184 sq ft / 17.1 sq m

Total = 2081 sq ft / 193.3 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

Please check all details before making any decisions reliant upon them.

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**Services:** All main services are believed to be connected

**Local Authority:** Tweekesbury

**Council Tax Band:** F

**EPC:** Band C: 79

**Title Number:** GR307682

**readmaurice**   
SALES & LETTINGS

48 Andover Road

Cheltenham

GL50 2TL

Tel: 01242 241122

Email: [post@readmaurice.co.uk](mailto:post@readmaurice.co.uk)

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