



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

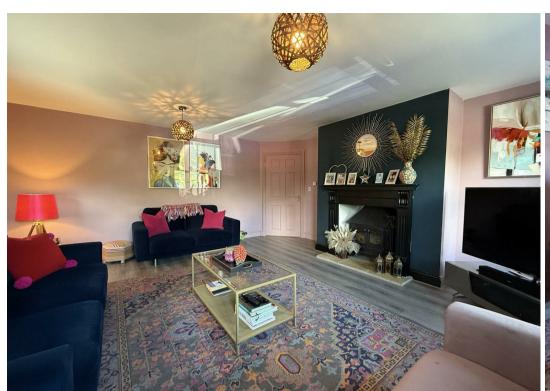
There is underfloor heating throughout the entire property and it benefits from a recently installed hot water cylinder and boiler. At the front of the property is a private drive with ample off road parking for a number of cars. There is also a 7.5kw EV charging point.

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, preschool and primary school all within walking distance. The Cotswold Way will be found right behind Yew Tree House ideal for hikes up the hill.



































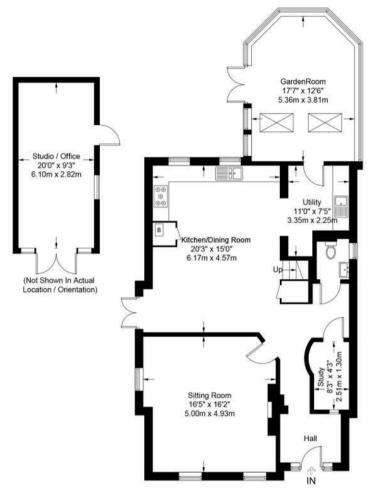
















GROUND FLOOR

FIRST FLOOR

Services: All main services are believed to be connected

Local Authority: Twekesbury

Title Number: GR307682

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Council Tax Band: F EPC: Band C: 79 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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