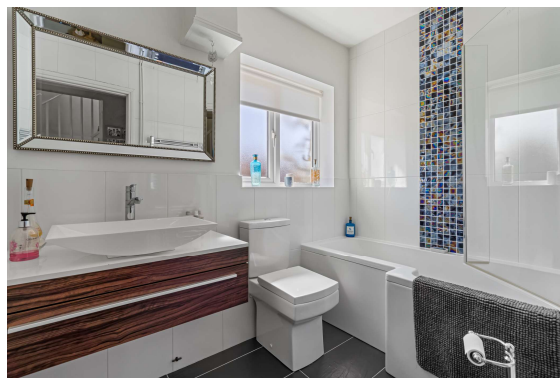


Presenting: Farm Lane, Shurdington, Cheltenham, GL51



A spacious dormer bungalow in a rural setting
with a one bedroom annexe

**ADAM
HALLIWELL**
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About this property...

On offer is this impressive detached dormer bungalow, a property of distinction, available for sale. Set in a sought-after location, this delightful residence offers a wealth of charm, boasting five spacious reception rooms and five well-appointed bedrooms overall (including accommodation in a one bedroom self contained annexe). The property is in well presented with an EPC rating of D.

The property offers a unique blend of tranquillity and convenience, nestled at the top of a lane in an idyllic country location. It benefits from green spaces, walking and cycling routes directly on the doorstep. The residence is further enhanced by its position facing fields, offering stunning views.

This extended dormer bungalow offers flexible accommodation, with the added benefit of that separate one-bedroom annexe. This delightful added space can be rented out, occupied by a relative, or seamlessly incorporated into the main home.

The main house boasts a picturesque open-plan kitchen, fitted with an oil-fired aga, and plentiful dining space in the adjacent dining room with a pleasant view of the garden. The main property comprises four reception rooms, the main event being the generously sized living room with a fireplace benefitting from the spacious vaulted ceiling and a large centre piece fireplace with wood burner, and that view. There are many other flexible rooms on this floor: A study, essential for the modern working home. There is a dining room, open off the kitchen and a cosy snug. Somewhere to read a book and look out over the garden. The annexe contains a private living room with direct access to the garden. The residence also boasts a cosy snug and a study, both with garden views.

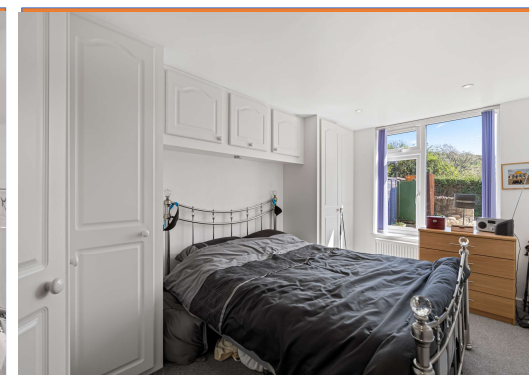
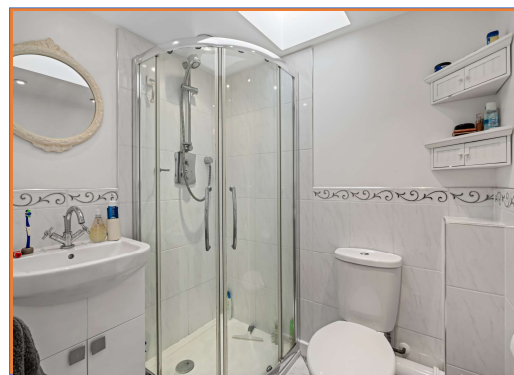
Also on the ground floor, the master bedroom suite is a spacious double located on the ground floor with an en-suite shower room. Three further double bedrooms are provided in the bungalow, one of which are is the ground floor with built-in wardrobes, and two upstairs with restricted head height, along with a toilet.

The Annexe offers a complete range of potential functions and uses for a potential purchaser. Firstly, the obvious, it the rentable unit. It has its own front door, it has the potential to assigning its own parking space and still allow vehicular access and parking for the main residence. Once inside is a good sized kitchen to the front with bedroom and en-suite off and a living space to the rear. It even has it's own assigned garden space. The annexe is linked to the main house by two internal doors, enabling it to also be occupied by a relative, or even just used as part of the main dwelling. The floor above this, which shown on the plan, isn't currently accommodation. It is accessed via the outside.

Externally, the property benefits from a new driveway, providing ample off-street parking. There is also that private rear garden. The property benefits from gas central heating, complimenting the oil fired aga and that lounge wood burner, making for a cosy home in the colder months. Whilst in the summer months enjoy the rural location at the foot of the hills.

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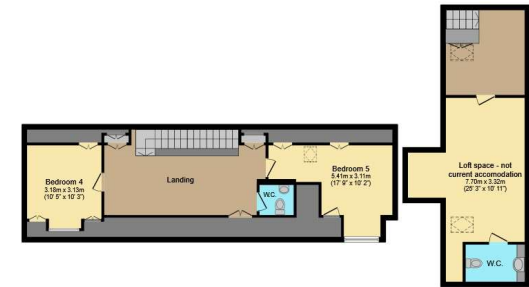
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Property Features...

- Four bedrooms in main property
- Additional one bedroom annexe
- Views from the front
- Flexible accommodation over two floors
- Driveway
- Semi rural location
- Four reception rooms
- En-suite to master



Ground Floor
Floor area 193.8 sq.m. (2,086 sq.ft.)



First Floor
Floor area 93.2 sq.m. (1,004 sq.ft.)

Total floor area: 287.0 sq.m. (3,090 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

About this location...

The property is set in a semi rural location. That said it is still just 5 minutes in the car to the Bath Road (2.4 miles) and Leckhampton High School (1.9 miles) and another 5 minutes to the M5 (3 miles)..

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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