



ADAM  
HALLIWELL

POWERED BY  
**exp**® UK



Willcox Drive, Woodmancote, Cheltenham, GL52

£450,000

🛏 4 🍳 2 🚗 2



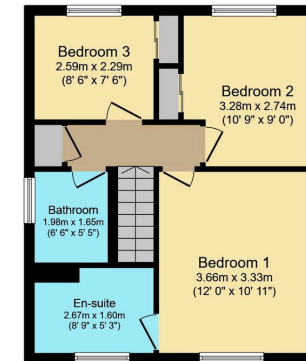


- Detached house in Woodmancote
- Two further reception rooms
- No Onward chain
- 32' x 32' rear garden
- Built in wardrobes in upstairs bedrooms
- Four bedrooms (one ground floor)
- Nearby schools and green spaces/walks to the hill
- Driveway
- En-suite to master
- Corner plot bedrooms





**Ground Floor**  
Floor area 67.7 sq.m. (729 sq.ft.)



**First Floor**  
Floor area 43.6 sq.m. (470 sq.ft.)

Total floor area: 111.3 sq.m. (1,199 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

This well-presented four-bedroom detached house (one bedroom ground floor) in the sought-after village of Woodmancote features an open-plan kitchen, two reception rooms, a flexible ground floor bedroom, and a peaceful cul-de-sac location, making it ideal for families or downsizers seeking a welcoming community with excellent amenities. No onward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Call us on

01242 906 586 | 07861 238 913

adamhalliwell@exp.uk.com

Orlando, Old Reddings Road, The Reddings, Cheltenham, GL51 6SA

adam.halliwell.exp.uk.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.