



Restcroft, Little Shurdington, Cheltenham



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A fabulous 1920's detached family home in the popular village of Little Shurdington.

Dating back to the early 1920's Restcroft sits in a generous plot with a private setting that is quiet and peaceful in Little Shurdington. The house has well-balanced accommodation over two floors, a lovely rear garden, and a private driveway.

Cheltenham 3 miles | Gloucester 7 miles

Stroud 11 miles | Cirencester 17 miles

Oxford 43 miles | Bristol 39 miles

(Distances approximate)



Guide price: £1,200,000: Freehold

Local authority: Tewkesbury Borough Council 01684 295010

Council tax band: G





The property

Approached via a long gravel driveway with wooden gates, the house briefly comprises a welcoming reception hall with an entrance lobby and cloakroom. This gives access to the principal reception rooms including a lovely drawing room with a log burner and a spacious conservatory with stunning views of the rear gardens. A superb open plan kitchen/living space with bi-folding doors leading out onto the garden. A dining room completes the ground floor living space, which is dual aspect allowing plenty of natural light to fill the room.

Upstairs, there are four generous bedrooms in total. The principal bedroom has an ensuite and a lovely view of the gardens. The three remaining bedrooms share a family bathroom and a separate shower room. The house has a large garden store room with front and rear access and can easily be converted into extra accommodation for the main house subject to planning permission.

Outside, there is a fabulous well-stocked rear garden which is mostly laid to lawn with a lovely patio terrace from the house and a variety of mature trees and hedging, creating a wonderful amount of privacy. The house is perfectly secluded with ample parking and a generous driveway to the front and another large area of level lawn leading up to the front entrance.

Situation

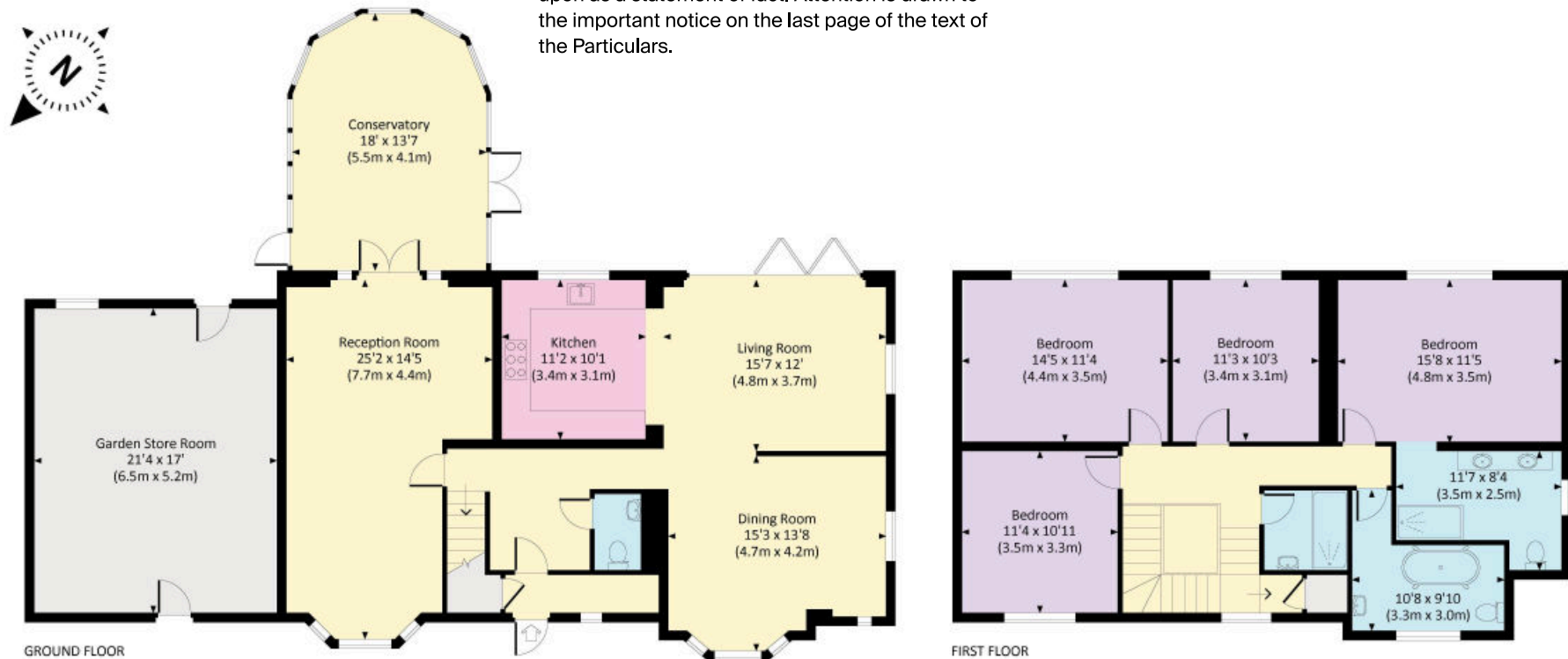
Little Shurdington is a lovely collection of family homes with convenient access to the immediate countryside whilst also being very close to Cheltenham town centre and the Bath Road. The location is also in close proximity to the new Leckhampton High School and has excellent road links to the M5. Being within 4 miles of Cheltenham town centre, the property enjoys easy access to the convenience and amenities that the town offers and is also a short drive from the popular districts of the Bath Road and Leckhampton. The main bus route to Cheltenham and Gloucester is also just a short walk away.

Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools, including St. Edwards, Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School. The town has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals.



Approximate Gross Internal Floor Area 213.3 sq m / 2296 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs and videos dated August 2022.

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