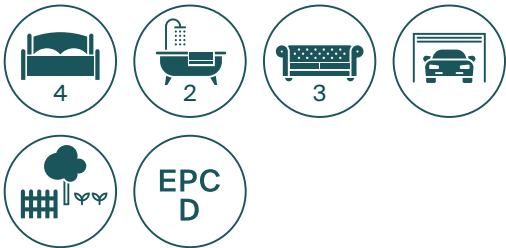




Arundel  
Withington  
Cheltenham



## A four-bedroom family house in this beautiful Cotswold village.



Cheltenham 8 miles | Cirencester 9 miles | Kemble 15 miles  
(London Paddington 75 minutes) | Oxford 37 miles

(All distances are approximate)

## Location

Withington is a quintessential Cotswold village located between the larger regional centres of Cheltenham and Cirencester. Meandering through the village is the River Coln and on its banks stands the picturesque local pub, The Mill Inn. Further amenities in the village include the Grade I listed church of St Michael & All Angels which is understood to date from the 12th Century, an excellent primary school and Withington Jubilee Hall where many community activities are held. The village falls within the Cotswold School catchment area and is well placed for access to Cheltenham, the A40, Oxford and London.

## The Property

Located in the centre of the village and set back from the road, Arundel stands in a peaceful location, with beautiful gardens backing on to open countryside with wonderful unspoiled views. Accessed over a private driveway, Arundel has a wonderful balance of accommodation. On the ground floor there is a large kitchen/breakfast room with utility room and boiler room. Further to this there is fantastic entertaining space in the form of a dining room, sitting room and garden room. There is also a large study and downstairs loo. Upstairs there are four good sized bedrooms, two of which are large double bedrooms, principal with en suit shower room. There is also a good family bathroom. The principal and second bedrooms have stunning views over the gardens and farmland beyond.

## Grounds and Gardens

Directly accessed off the driveway, which can park at least two cars, is a large double garage with through access to the garden. The gardens are stunning, laid mainly to lawns with mature shrub beds and surrounded by mature hedges and trees, giving privacy from the neighbours while leaving uninterrupted views from the house. In the garden there is a very pretty summer house and a greenhouse.



## Arundel, 5 The Farthings, Withington, Cheltenham

### APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 161sq.m (1,731sq.ft)

Garage = 27sq.m (287sq.ft)

Greenhouse = 6sq.m (68sq.ft)

Total = 194sq.m (2,086sq.ft)



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## Services

Mains drains, water, and electric, oil-fired central heating. Broadband is connected to the property.

## Local authorities

Cotswold district Council Tel: 01285 623000

## Directions

From Cheltenham take the A40 towards Oxford passing the Reservoir on your left-hand side, take the first right signposted Dowdeswell. Continue through Dowdeswell for 3.7 miles. Follow the road all the way into the village passing the Mill Inn, after passing the pub continue for 0.4 miles and The Farthings is on your right-hand side. The property can be found at the top of the close on the left-hand side.

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**I would be delighted to tell you more.**

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