



HARRISON
Sales &
Lettings
ARDEN

Shipton Oliffe, Cheltenham



Upon entering the property, you are welcomed into a bright hallway on the first floor, with stairs leading to both the ground and second floors. To the right, you'll find a spacious living room featuring a cosy log burner and double doors that open onto a balcony, offering tranquil views over the mature gardens. Also on this floor is the principal double bedroom, complete with an en-suite shower room.

Descending to the ground floor, the heart of the home is a characterful kitchen with space for seating, a pantry, and double patio doors opening out to the rear garden. The kitchen flows into a separate, cosy dining room and a utility room. There is also a cloakroom located off the ground-floor hallway. On the second floor, you'll find two additional bedrooms, one double and one single, the latter currently used as a dressing room with built-in storage. This floor also offers a spacious hallway with built-in shelving and space for a study area, along with a contemporary bathroom featuring a striking freestanding bath.

Outside, the property is surrounded by a mature, wooded garden. A raised patio area accessed from the kitchen steps down to a generous garden, which gently slopes down to a stream. Here you'll find a decked area and a secluded shepherd's hut nestled among the trees, an ideal garden room and a peaceful spot to enjoy the surrounding wildlife.

The property also benefits from a double garage with first-floor storage, along with off-road parking for several vehicles. Additional features include solar panels, outdoor water and electric points, and oil-fired central heating.

EPC: C

Council Tax Band: F

Tenure: Freehold

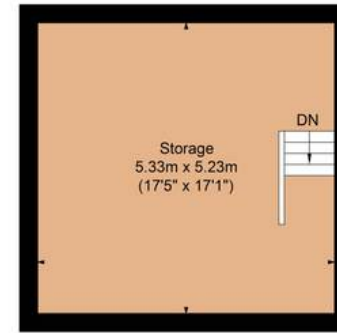
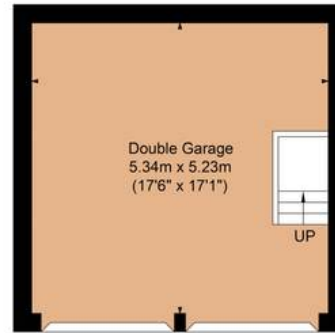




Main House Approx. Gross Internal Area:- 149.98 sq.m. 1614 sq.ft.

Garage Approx. Gross Area:- 55.86 sq.m. 601 sq.ft.

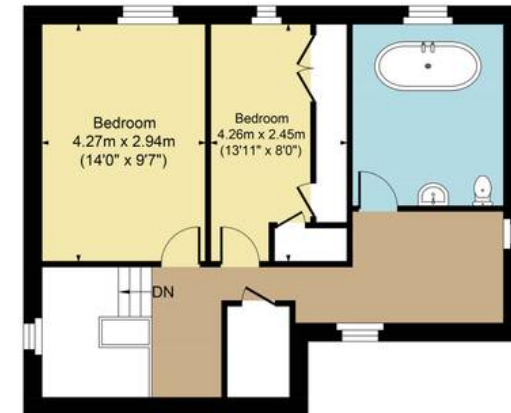
Total Approx. Gross Area:- 205.84 sq.m. 2215 sq.ft.



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

[---] Denotes restricted head height

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