



Gleneagles, Dog Lane, Witcombe, Gloucester, GL3 4UG

Offers in excess of £325,000

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Farr & Farr Sales Lettings 

Gleneagles, Dog Lane, Witcombe,
Gloucester, GL3 4UG

Offers in excess of
£325,000

A WONDERFUL DEVELOPMENT
OPPORTUNITY SET ON THE SOUTH SIDE OF
CRICKLEY HILL BEING A TIMBER FRAMED
BUNGALOW IN NEED OF RENOVATION OR
DEMOLISHING AND IS SET IN .43 OF AN ACRE
OF MATURE GARDENS

Gleneagles is a detached bungalow in need of complete renovation situated within .43 of an acre of mature gardens in an elevated position with views of the Severn Valley and Cotswold escarpment. The bungalow is of timber framed construction dated from the 1930's and is now in need of complete renovation or demolition but offers the opportunity, subject to planning consent of creating a beautiful family home. Both Cheltenham and Gloucester are both within 5 miles and access to the M5, Cirencester, Swindon and the M4 are all within an easy drive.

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ENTRANCE HALL

Radiator. Store cupboard.

CLOAKROOM

With low level WC. Wash hand basin.

DINING ROOM 17' 7" x 9' 6" (5.36m x 2.89m)

Radiator.

SITTING ROOM 13' 5" x 0' 0" (4.09m x 0.00m)

Bay window. Double radiator. Stone fireplace. Half glazed door to:-

CONSERVATORY 23' 6" x 5' 6" (7.16m x 1.68m)

BEDROOM 1 12' 2" x 13' 0" (3.71m x 3.96m)

Radiator.

BEDROOM 2 13' 6" x 8' 6" (4.11m x 2.59m)

Radiator. Opening to:-

DRESSING/SITTING AREA 15' 0" x 6' 0" (4.57m x 1.83m)

Radiator. Doors to conservatory.

BEDROOM 3 12' 0" x 9' 6" (3.65m x 2.89m)

Radiator.

REAR HALL

Airing cupboard and store cupboard.

KITCHEN 18' 6" x 6' 0" (5.63m x 1.83m)

Door to garden and utility area.

BATHROOM

Panelled bath. Wash hand basin. Bidet. Low level WC.

EXTERIOR

The gardens and grounds extending all to approximately .43 of an acre and are approached by a driveway beside a detached brick built garage. Steps wind up through maturely landscaped and sloping gardens with an abundance of mixed evergreen and deciduous trees surrounded by areas of lawns with stone walling and various paths. To the side of the property there is a paved terrace and area once used as an Avery and a hedge rear boundary close to the property.

Caution is needed when walking the gardens as the paths are steep, uneven and often slippery.

AGENTS NOTE

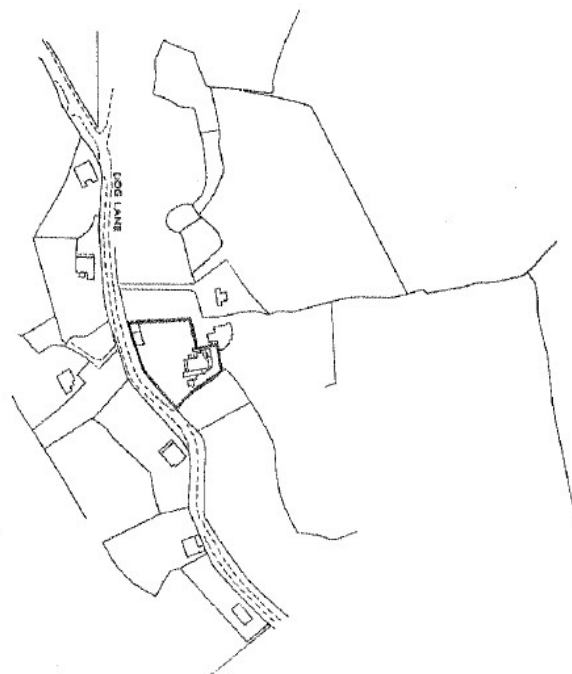
COUNCIL TAX: D

DIRECTIONS

From the M5 motorway junction 11A take the Shurdington Road towards Cheltenham (A46) and after 2.5 miles turn sharp right into Bentham Lane. After half a mile turn left into Dog Lane, follow the winding lane for a further .7 of a mile until you find a white sided and brick fronted garage on the left-hand side with Gleneagles name on the side, then park in front of the garage and the steps to the property are in front of you.



H.M. LAND REGISTRY		TITLE NUMBER	
		GR 216774	
ORDNANCE SURVEY PLAN REFERENCE	SO 9216	SECTION	Scale 1/2500
COUNTY	GLOUCESTERSHIRE	TEWKESBURY DISTRICT	© Crown Copyright



These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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