



2 BRAMLEY CLOSE
Toddington | Cheltenham | Gloucestershire | GL54 5ED

HUGHES **HS** SEALEY

Welcome to... 2 BRAMLEY CLOSE

Welcome to Number 2, Bramley Close, a stunning five-bedroom detached family home built by Messrs Newland Homes in 2018. Beautifully presented and ready to move into and enjoy, the home enjoys a wealth of accommodation across the two floors, enjoying high quality fixtures and fittings throughout the property.

The property enjoys two reception rooms, a stunning kitchen/dining room and three en suite bedrooms. Further benefits include a large driveway for off road parking, attached double garage and a sizeable and maturing rear garden. Add in that the property is in this highly sought after village and you begin to understand why an internal viewing is so highly recommended.

Internally the property enjoys a spacious and central entrance hall that provides access to most of the ground floor rooms to include a cloakroom, living room, family room and the kitchen/dining room.

The living room, located to the right of the hallway enjoys windows to the front elevation and bi folding doors to the rear, allowing access to the rear garden. The family room is located to the left of the entrance hall and is positioned to the front of the property.

To the rear is a wonderfully appointed kitchen/dining room with the kitchen enjoying a wealth of fitted units which sit alongside a host of integrated appliances and is completed by granite worksurfaces and undercounter

lighting, whilst to the dining area, bi folding doors lead you onto the rear garden's terrace. A door from the kitchen, leads through to the separate utility room.

Upstairs, the light and airy landing provides access to all the bedrooms and the four-piece family bathroom, complete with freestanding bath and walk-in shower. The master bedroom is a wonderful size and enjoys his-and-hers walk-in wardrobes which in turn lead to the en suite shower room. Bedrooms two, three and four are double bedrooms, two of which benefit from a three-piece en suite shower room. Bedroom five completes the accommodation and is a large single bedroom.















Explore outside... 2 BRAMLEY CLOSE

Externally to the front is a large driveway allowing for plenty of off-road parking. The driveway in turn leads to the attached double garage which benefits from light, power, electric door and a pedestrian door to the rear garden. The rear garden is a lovely size and is fully enclosed. Enjoying a paved terrace, lawns, summer house and finally maturing flower beds.

LOCATION

Toddington is a small village with a Church, shop, hall, The Pheasant Inn and the well-known GWR Steam Railway, located on the edge of the Cotswolds between the picturesque town of Broadway and the spa town of Cheltenham. The area is renowned as one of Outstanding Natural Beauty with much of the countryside being famous for its rolling hills and picturesque stone villages.

The nearby Saxon market town of Winchcombe provides an excellent range of day-to-day facilities along with a range of inns and restaurants. Within about thirteen miles is the Regency spa town of Cheltenham which provides a wider selection of shopping and leisure facilities as well as the well-known jazz, literary, cricket and music festivals it holds. There is also the famous racecourse which plays host to the Gold Cup every spring.

Also nearby is the prestigious Prescott Hill Climb which is home to the Bugatti Owner's Club.

The property is well located for communications with the M5 (J9) about five miles away. Fast train services are available at Kingham (15 miles away), Cheltenham, Evesham, Moreton in Marsh and Gloucester providing services to London Paddington and Birmingham. Bristol and Birmingham airports are under fifty miles away.

Local sporting opportunities in the area include racing at Cheltenham, Worcester and Stratford upon Avon and

golf at Broadway, Cotswold Hills and Naunton Downs. There are also theatres in Cheltenham, Malvern and The Royal Shakespeare at Stratford upon Avon.

KEY FEATURES

- A stunning five-bedroom detached family home, located in this sought after village
- Built by Messrs Newland Homes in 2018
- Central entrance hall, cloakroom and two formal reception rooms
- Living room with bi folding doors to garden. Family room located to the front of the property
- Stunning kitchen/dining room, wealth of units and integrated appliances. Separate utility room
- Master bedroom with his-and-hers walk-in wardrobes and three-piece en suite shower room
- Guest bedroom and bedroom three benefit from three-piece en suite shower rooms
- Bedroom 4 – a double room, bedroom 5 – single room
- Four-piece family bathroom
- Driveway parking to the front leading to attached double garage
- Enclosed rear garden offering terrace, lawns, summer house and maturing flower beds

DIRECTIONS

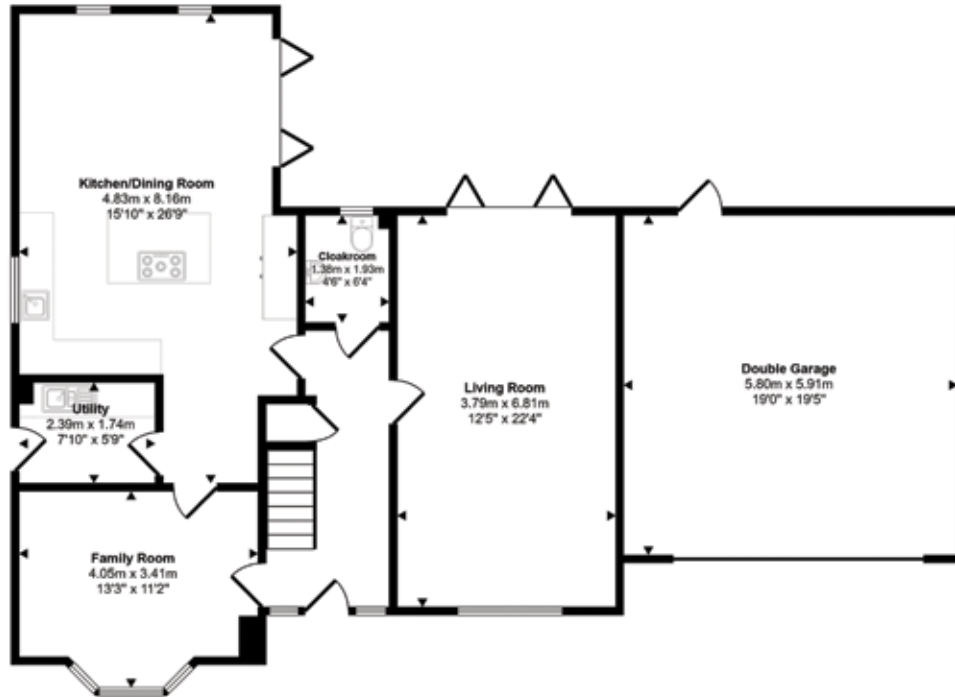
To locate the property, please enter the following postcode into your sat nav system: GL54 5ED. Upon arrival into Bramley Close, the property is located on your left.





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

Approx Gross Internal Area
243 sq m / 2617 sq ft



Ground Floor
Approx 125 sq m / 1347 sq ft

First Floor
Approx 118 sq m / 1270 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



HUGHES **HS** SEALEY



HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES  SEALEY