



THE GABLES

Gretton Road | Winchcombe | Cheltenham | GL54 5EL

HUGHES **HS** SEALEY

Welcome to...

THE GABLES

Welcome to The Gables, a wonderful four-bedroom detached family home, beautifully presented to the market having undergone an extensive refurbishment, meaning that whoever is lucky enough to purchase this super home, will be able to enjoy the property from the very first minute of ownership.

Located in this highly desirable village, the property offers a vast amount of internal accommodation, arranged over three floors to include three reception rooms, a wonderful kitchen, exquisite entrance hall, an en suite to the master bedroom, two further family bath/shower rooms, an enclosed rear garden and driveway parking to the front elevation.

Located on the Gretton Road, the property is found within minutes of the highly popular village of Winchcombe which affords its own High Street, mixing independent and national shops, a range of bars and coffee shops plus restaurants which include the renowned, Wesley House. Winchcombe is also home to Sudeley Castle, The River Isbourne and mile point 42 of the 102-mile Cotswold Way National trail. Furthermore, the village benefits from primary and secondary schooling.

Returning to the property, the home is accessed via double opening gates which lead to a gravelled driveway, where parking is easily available for two/three cars. To the front of the property, the owners have added an oak framed porch which via the front door leads into the entrance hall.

The entrance hall is extremely impressive and sets the tone for the rest of the property. With a wide, sweeping staircase leading to the upper floor, the flooring is limestone which continues through to the dining room, kitchen, and utility room. Further doors from the entrance give access to the refurbished cloakroom and the first of the reception rooms, the living room.

The living room enjoys plenty of natural light from the large bay fronted window whilst providing a focal point to the room is the "Clearview" log burning stove which is inset to the chimney breast. The room is completed by the traditional picture rail and cornicing.

To the rear of the building is the dining room, which is also flooded with natural light from the vast number of windows in the room, in total the property has had 22 windows replaced (double glazed, wooden sash style) as part of the refurbishment undertaken by the owners. The room also features a "Clearview" log burning stove, inset to the chimney breast and has two openings, one giving access to the beautifully appointed kitchen and the other to the children's playroom/family room.

The kitchen offers a wealth of units which sit alongside a host of integrated appliances, to include a three oven AGA and which is completed by a central island and granite worksurface. From the kitchen, a door gives access to the separate utility room, which has been finished in the same style as that of the kitchen. Sliding doors from the utility room give access to the rear garden.

The children's playroom/family room is a wonderful space with two windows to the front elevation, a window to the side elevation and bi folding doors give access to the rear garden, whilst the room also features a full-length roof lantern which affords the room plenty of natural light.

Upstairs, the landing area gives access to three of the four bedrooms, plus the family bathroom, whilst a second stairwell leads to the upper floor. The master bedroom is located to the rear of the building and so enjoys views of the hills in the background. The master bedroom also benefits from fitted wardrobes and a recently installed, three-piece en suite shower room.

The remaining two bedrooms are both located to the front, with the guest bedroom enjoying plenty of natural light from the bay fronted window. Completing this floor is the recently completed, three-piece family bathroom, which is finished in the same style as the en suite shower room and ground floor cloakroom.

Completing the internal accommodation, is the upper level which is separated into four areas and would make the perfect children's bedroom as there is an area for sleeping, an area for playing, an area for studying and finally there is a three-piece shower room.

















Explore outside...

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Externally, the rear garden is enclosed and features a paved seating area, lawns and established flower beds. There is a side gate returning to the front of the property which is also enclosed and features a central lawn, bordered by mature shrubs and trees.

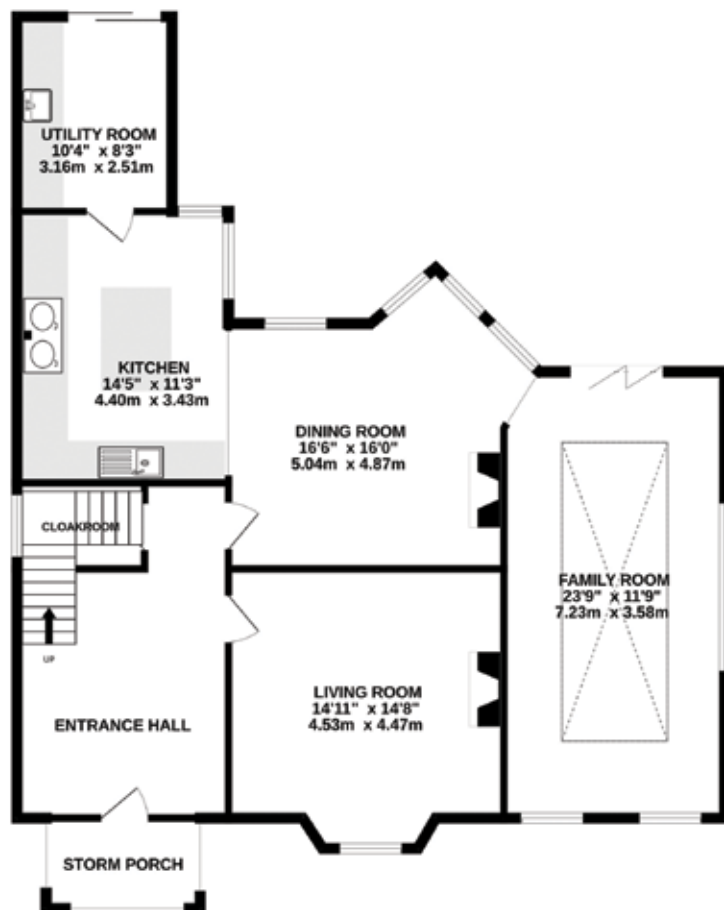
- A wonderful four-bedroom, detached family home, located in this sought after village setting
- Beautifully presented, having undergone an extensive refurbishment
- Stunning entrance hall with limestone tiles and sweeping staircase to the first floor
- Living room with bay fronted window and Clearview, log burning stove inset to the chimney breast
- Dining room with limestone flooring and Clearview log burning stove
- Wonderfully appointed kitchen with integrated appliances, AGA and granite worksurfaces
- Ground floor completed by utility room, cloakroom and childrens play room/family room
- Master bedroom with fitted wardrobes and en suite shower room
- Three further bedrooms across two floors plus family bathroom and family shower room
- Enclosed rear garden offering paved seating and lawns

DIRECTIONS

To locate the property, please enter the following postcode: GL54 5EL. The property is located on the corner of Gretton Road and Gervase Road.



GROUND FLOOR
1160 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



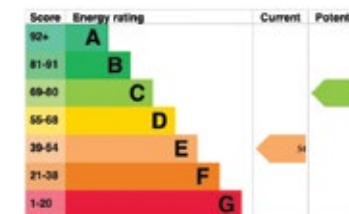
2ND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 2458 sq.ft. (228.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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