



WALNUT COTTAGE

45 Newtown | Toddington | Cheltenham | GL54 5DU

HUGHES **HS** SEALEY

Welcome to... WALNUT COTTAGE

Welcome to Walnut Cottage, a wonderful three double bedroom detached bungalow, located in this sought after village. Tucked away, the property sits within a mature garden of circa 0.4 acre which enjoys a high degree of privacy. Furthermore, the property boasts an extensive driveway, capable of housing 10+ vehicles and accompanying this space is a detached workshop that measures circa 15m x 9m which benefits from light, power, water and drainage connection and barn doors to the front elevation. Add in that this property is beautifully presented and ready to move into, you begin to understand why viewing comes so highly recommended.

Internally, the property enjoys a spacious and welcoming entrance which in turn leads to most of the rooms to include a cloakroom, two reception rooms, the kitchen/breakfast room and family bathroom.

Of the reception rooms, these comprise of the living room, featuring a log burning stove which gives the room a

central focal point and finally the dining room, which comfortably houses an eight-seater table and chairs. From the dining room, sliding doors allow access to the garden room, which is a lovely space.

The property also boasts a wonderfully spacious kitchen/breakfast room which is located to the rear of the property. Enjoying a wealth of fitted units, there is also a host of integrated appliances with the kitchen completed by granite worksurfaces. From the kitchen, access is gained to the rear lobby which in turn provides access to a paved terrace.

All the bedrooms are to the right of the property, and all are double rooms, with each room enjoying a view over a part of the garden.

Completing the property internally, is the modern, four-piece family bathroom.









Explore outside... WALNUT COTTAGE

Externally, the property benefits from a large, gravelled driveway which allows parking for 10+ cars with the current owners having multiple vehicles and a camper van, all of which sit comfortably. The garden encases the driveway, property and workshop and enjoys a high degree of maturity and privacy. Within the garden is an expanse of lawned area, sitting alongside mature shrubs and trees, which also include a high number of fruit trees. The workshop is a fabulous addition to the home. Measuring circa 15m x 9m, to the front elevation are double sliding barn doors whilst there is an additional pedestrian access to the side elevation. Internally, the building benefits from light, power, drainage and water connection.

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 access to 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 less than 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

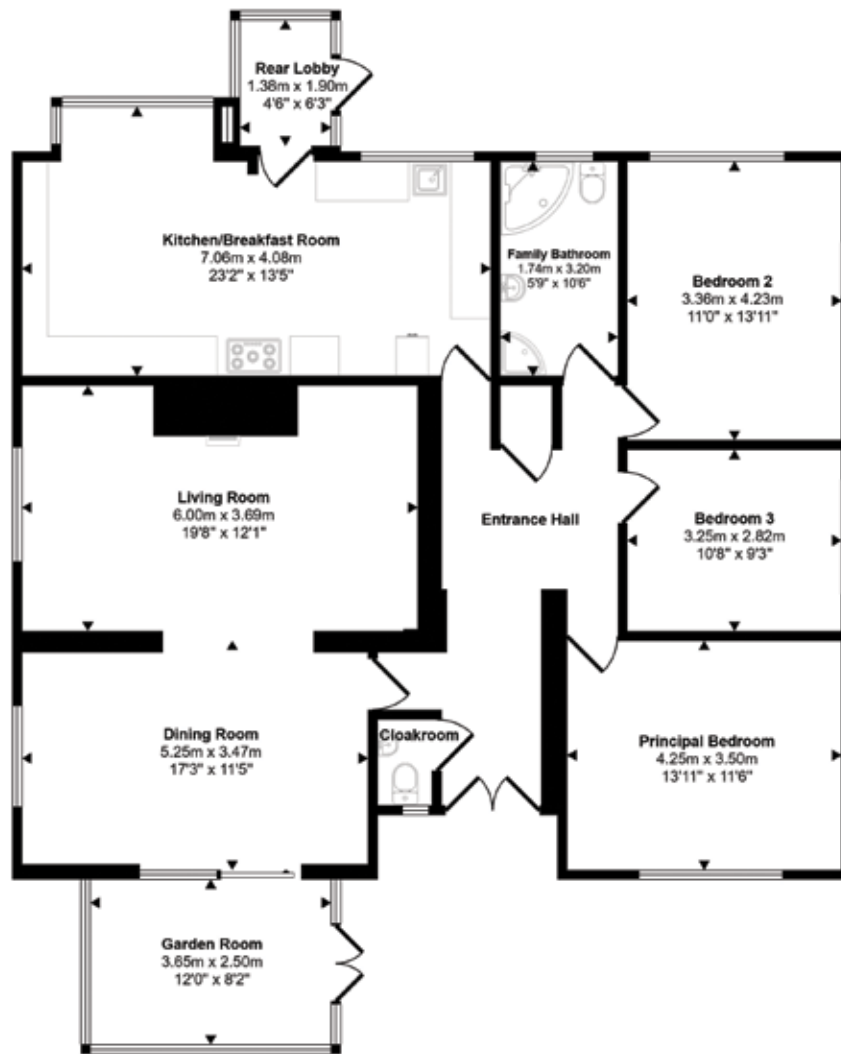
- A lovely, three double bedroom detached bungalow, located in this sought after village
- Set back, the home sits within 0.4 acres of garden, enjoying maturity and privacy
- Furthermore, the home enjoys driveway parking for multiple cars and large, detached workshop
- Workshop measures 15m x 9m and benefits from light, power, barn doors and WC facilities
- Internally, the property is beautifully presented and ready to move into and enjoy
- Spacious entrance hall, cloakroom and family bathroom
- Two reception rooms, living room with log burning stove and additional garden room
- Stunning kitchen/breakfast room, enjoying a wealth of fitted units and integrated appliances
- Three double bedrooms complete the property's accommodation
- A property that must be viewed to be fully appreciated

DIRECTIONS

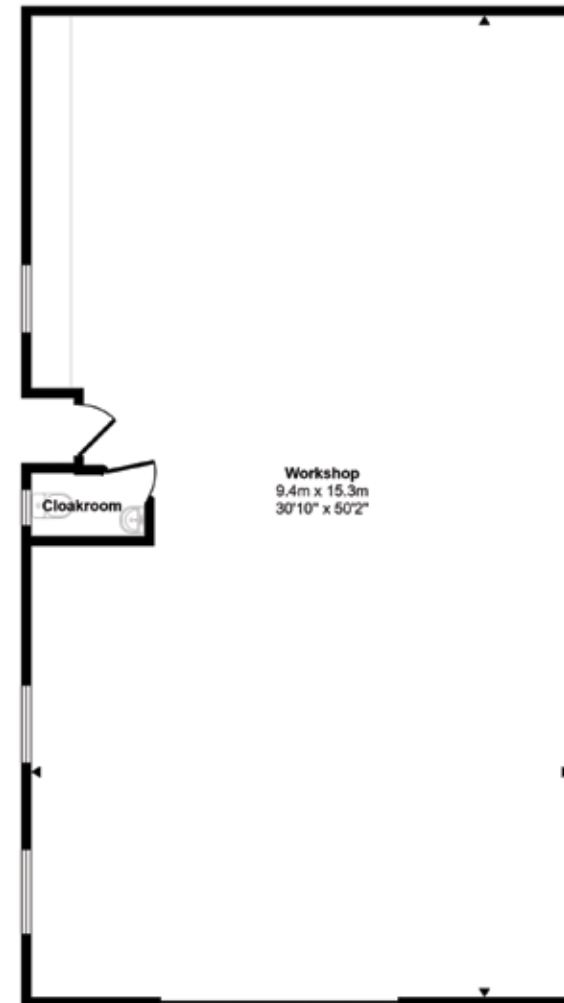
To locate the property, please enter the following postcode into your sat nav system – GL54 5DU. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area
268 sq m / 2888 sq ft



Ground Floor
Approx 147 sq m / 1580 sq ft



Outbuilding
Approx 122 sq m / 1308 sq ft

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
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