



THE RECTORY
Cowley | Cheltenham | Gloucestershire | GL53 9NJ

HUGHES **HS** SEALEY

Welcome to... THE RECTORY

Welcome to The Rectory, a four double bedroom detached family home located in this highly sought after village, offered for sale with no onward chain. Sat within a mature plot of circa 1/3 acre, the property enjoys internal accommodation approaching 2600 sq ft whilst benefiting from driveway parking for multiple vehicles and an attached double garage.

Internally the property features a sizeable, central entrance hall which provides access to the three formal reception rooms, the kitchen/breakfast room, utility and cloakroom.

The living room is located to the left-hand side of the property, runs from the front to the back of the home and enjoys plenty of natural light from the large front facing window whilst sliding doors to the rear elevation lead onto

the rear terrace. Providing a focal point to the room is a log burning stove which is inset to the chimney breast.

The property further benefits from two additional reception rooms, these being the dining room, located to the rear of the property and the family room, situated at the front of the property. The kitchen/breakfast room, utility room and cloakroom complete the ground floor accommodation.

To the first floor are four double bedrooms, with the principal bedroom enjoying elevated views to the front over the village, whilst to the rear, over the property's mature garden. Of the remaining bedrooms, two overlook the garden with the remaining room located to the front of the property. Completing the property's accommodation is a three-piece family bathroom and additional three-piece family shower room.









Explore outside... THE RECTORY

Externally, to the front is a large driveway allowing off road parking for multiple vehicles, which leads to the attached double garage, benefiting from light and power and rear pedestrian access to the garden. Furthermore, attached to the garage is a fixed EV charging point.

To the rear is a large, mature plot that enjoys a sizeable rear terrace, opening onto lawns. The garden features a wealth of trees and shrubs whilst being fully enclosed.

LOCATION

Located between Cheltenham and Cirencester, the village of Cowley sits in the heart of the Cotswold Area of Outstanding Natural Beauty. The village enjoys the amenities that Cowley Manor has to offer as well as being within walking distance of the Green Dragon public house, which is also home to a local shop/convenience store. There is a very popular primary school in the neighbouring village of Coberley and the Spa town of Cheltenham is within a 10-minute drive.

Cheltenham 5 miles • M5 Junction 11A (N&S) 7 miles • Painswick 9 miles • Cirencester 11 miles • Swindon 26 miles • Oxford 40 miles • Bath 45 miles • London 103 miles (All distances are approximate)

KEY FEATURES

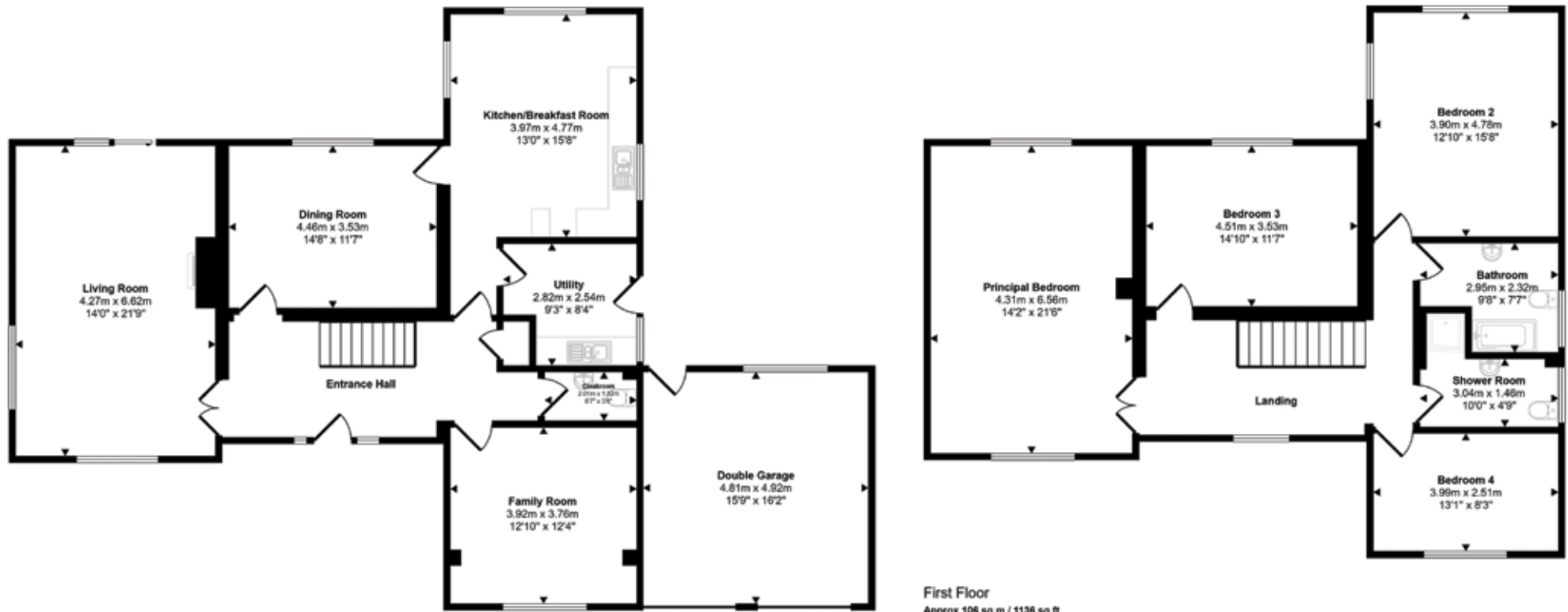
- A four double bedroom detached family home, located in this highly sought after village
- Offered for sale with no onward chain
- Sit within a 1/3 acre plot and enjoying sizeable grounds to both the front and rear elevation
- Driveway parking to the front for multiple vehicles, attached double garage. EV charging point
- Large rear garden enjoying a paved terrace, lawns and a fine selection of mature trees and shrubs
- Entrance hall, cloakroom, utility room and kitchen/breakfast room
- Three receptions rooms – living room with log fire, dining room and family room
- Four double bedrooms to the first floor, the principal bedroom enjoying super views over the village
- Upstairs completed by three-piece family bathroom and an additional family shower room
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL53 9NJ. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area
239 sq m / 2572 sq ft



Ground Floor
Approx 133 sq m / 1436 sq ft

First Floor
Approx 106 sq m / 1136 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.



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