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# Taylor & Fletcher



Holly Tree, Kilkenny  
Andoversford, Cheltenham, GL54 4LN  
Guide Price £750,000



## Holly Tree, Kilkenny

Andoversford, Cheltenham, GL54 4LN

*An Immaculate Newly Built Cotswold Stone Spacious Detached Bungalow having two bedrooms, large double garage, ample parking and enclosed gardens, in a rural location within easy access of Cheltenham.*

### LOCATION

The property is set on the edge of the village of Andoversford, a Cotswold village situated on the River Coln with good access for commuters being located close to the A40 and approximately 6 miles drive from Cheltenham and the M5 and a 36 mile drive to Oxford.

The village itself has a range of amenities including a village shop, public house, village hall and a Primary School. The village is also located within the priority catchment area of the sought after Cotswold School Secondary School. Andoversford has cricket and football teams, Cub and Scout groups, and hosts Point to Point racing. Shipton and Naunton Downs golf courses are located just a short drive away and the surrounding Cotswolds provide for a wide range of rural leisure pursuits.

### DESCRIPTION

Holly Tree is an immaculate newly built Cotswold stone detached bungalow in a rural location within easy access of Cheltenham. The accommodation comprises

### Hall

With front door, oak floor and radiator. Door to:

### Sitting Room

With Oak floor, bifold doors with shutters to garden and windows with shutters, two radiators, newly installed wood burning stove with stone hearth.

### Kitchen

With wall and base units with marble effect worktop over, double sink and drainer with mixer tap and window above and blind, dual fuel Leisure Cuisinemaster range with extractor above, integrated dishwasher, breakfast bar with frosted window above, tiled floor, part tiled walls, radiator.

### Utility Area

With space for white goods with work top over, tiled splashback, space for upright fridge freezer, larder cupboard, tiled floor. Door to Double Garage with further utility area.

### Master Bedroom 1

With Oak floor, radiator, window.



### **Ensuite Shower Room**

With built-in shower cubicle with both shower head and drench shower, vanity wash hand basin with doors and drawer with mirror over with light, WC, chrome heated towel rail, tiled floor.

### **Double Bedroom 2**

With Oak floor, radiator, window.

### **Ensuite Shower Room**

With built-in shower cubicle with both shower head and drench shower, vanity wash hand basin with doors and drawer with mirror over with light, WC, chrome heated towel rail, tiled floor.

### **Double Garage & Utility Area**

Door from utility area to double garage with two up and over garage doors, light and electricity, screed floor, gas-fired Valliant boiler, cupboard housing meters and fuse board. Further Utility area with base units, spaces for appliances and worktop over with single stainless steel sink and mixer tap.

From the rear of the garage, stairs rise to the:

### **First Floor Landing**

With Velux roof lights and door to:

### **Large Room**

With carpeted floor and two radiators and Velux windows. Door to:

### **Separate Cloakroom**

With WC and wash hand basin.

### **OUTSIDE & PARKING**

Extensive enclosed garden and lawns around the property with ample parking.

### **SERVICES**

Mains Electricity and Water are connected. LPG-fired central heating. Drainage via Treatment Plant.

### **LOCAL AUTHORITY**

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### **COUNCIL TAX**

Council Tax band E. Rate Payable for 2024/ 2025: £2,606.47

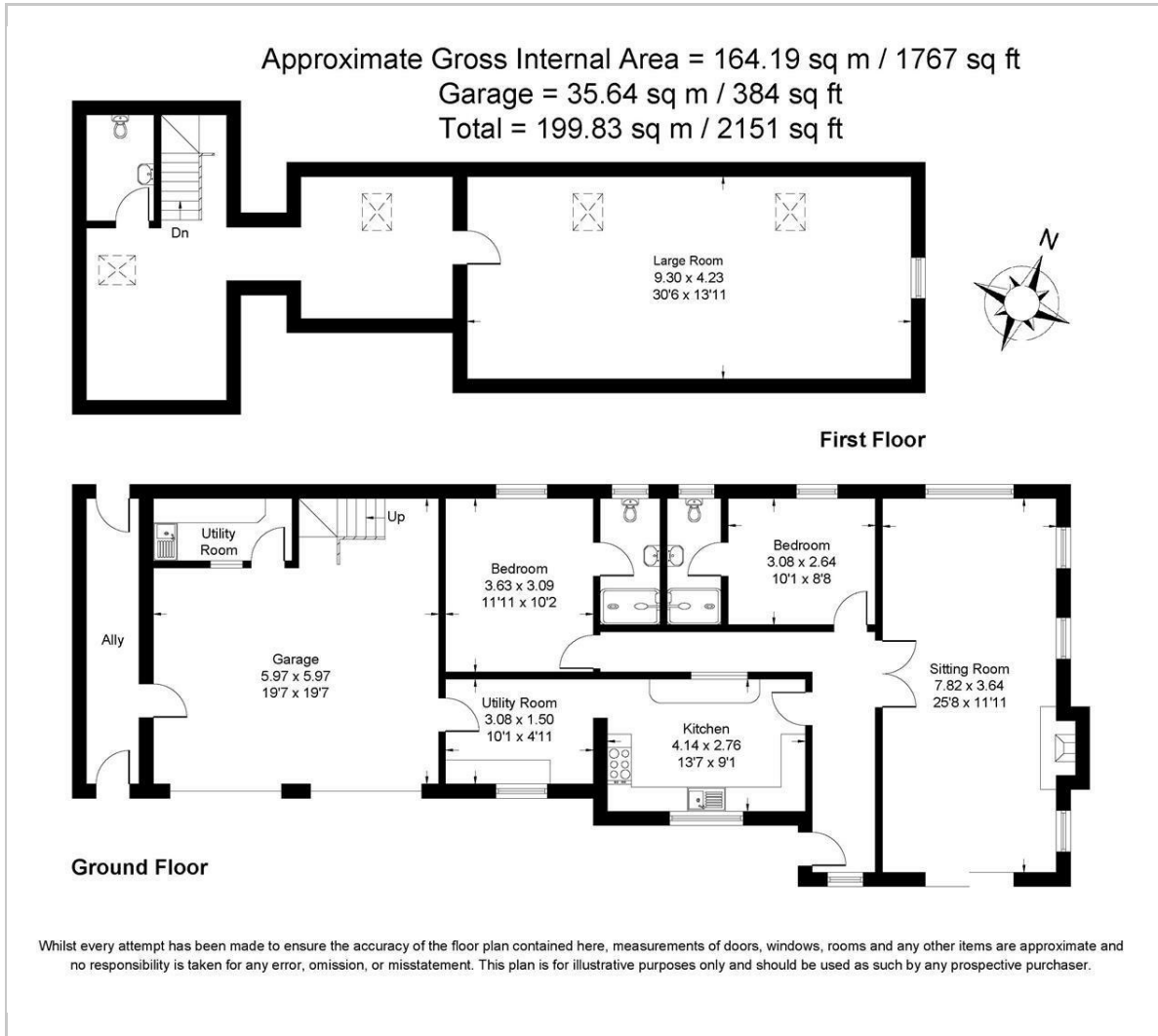
### **DIRECTIONS**

From the A436 continue up the hill past Andoversford and at the T junction, The Kilkenny Inn can be found on the right hand side. Holly Tree is to the right of the Kilkenny Inn.

What3Words: obstruct.brother.below



## Floor Plan

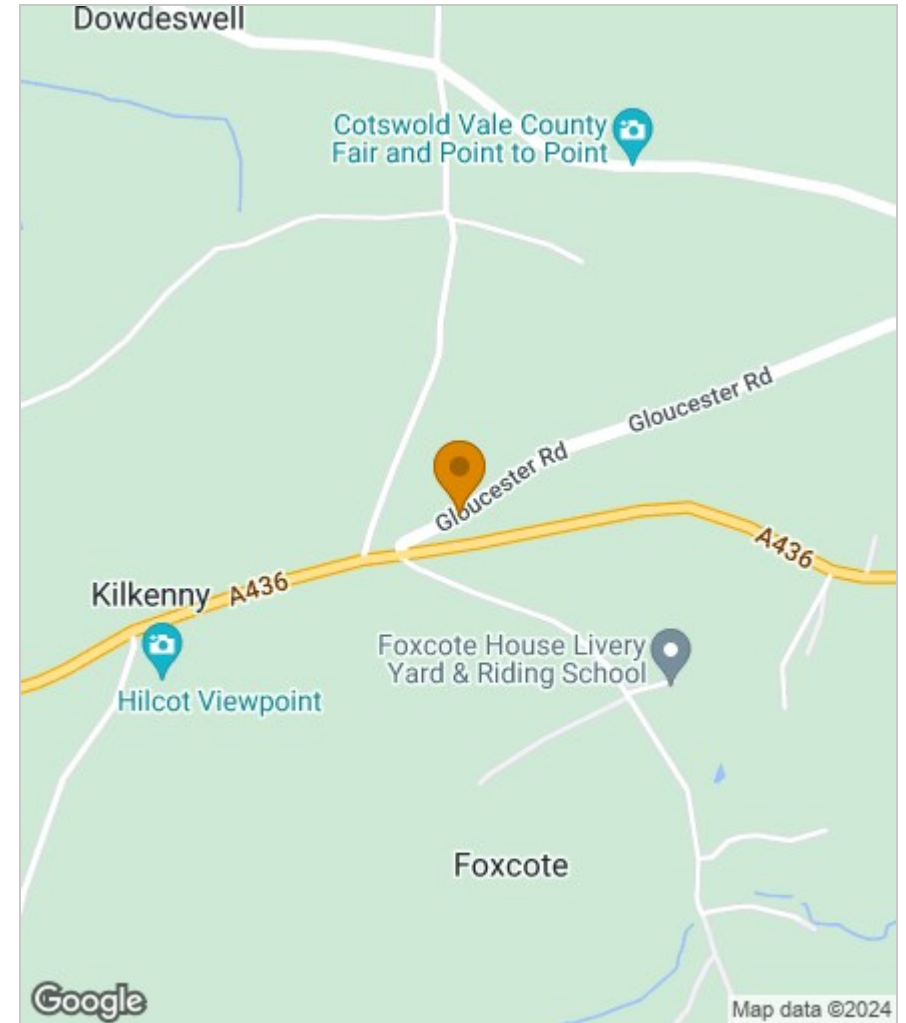


## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	64	73
EU Directive 2002/91/EC		