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# Tayler & Fletcher



The Finches, Gloucester Road  
Andoversford, Cheltenham, GL54 4HR  
Guide Price £645,000





# The Finches, Gloucester Road

Andoversford, Cheltenham, GL54 4HR

*An individual detached Cotswold stone family house set in a central village position with two large principal reception rooms, 5 bedrooms and 2 bathrooms with double garage, parking and mature gardens.*

## LOCATION

The property is set close to the centre 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 hall, The Royal Oak public house and a primary school. The village is also located within the priority catchment area of the sought after secondary school; The Cotswold School. Andoversford has cricket and football teams 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

The Finches comprises a substantial and individually designed detached house of stone elevations under a reconstituted stone tiled roof with extensive and individually planned accommodation comprising two principal reception rooms on the ground floor and five bedrooms and two bathrooms on the first floor. The property has a wide tarmac driveway leading to an integral DOUBLE GARAGE and is approached via a five bar timber gate with a low maintenance front garden with stone chippings and a range of sculpted shrubs and borders. Set to the rear of the house is a further private garden enjoying the afternoon sun.

## Approach

Solid painted timber front door with decorative glazed insert and matching panels to either side to:

## Hall

With Oak floor, stairs rising to first floor with below stairs storage cupboard and a pair of glazed painted timber doors through to the:

## Sitting Room

With double aspect with wide double glazed casement window to front elevation and part double glazed painted timber patio doors with matching casements to either side leading out to the rear terrace and garden. Cut stone fireplace and hearth fitted with wood burning stove and beamed ceiling, three wall light points. Approached either from the sitting room via a pair of further pair of glazed panelled painted timber doors or alternatively via a solid Pine door from the hall, is the:

## Farmhouse Kitchen/ Dining Room

With a fitted kitchen comprising an Oil-fired Rayburn, worktop with tiled splashback, sink unit with mixer tap, four ring Halogen hob with built-in oven/grill below, comprehensive range of below worksurface cupboards and drawers incorporating a built-in refrigerator, dishwasher and a further range of eye-level cupboards with extractor over hob. Beamed ceiling with recessed ceiling spotlights, flagstone floor, double glazed casement to rear elevation and double glazed uPVC doors with matching casements to either side, leading out to the rear terrace and garden.

From the hall, Pine door to:

## Utility Room

With stone tiled floor and separate opaque glazed door leading to the rear of the property. Fitted worktop with stainless steel sink unit with chrome mixer tap and built-in cupboard below, space and plumbing for washing machine.

From the hall, door to Cloakroom, and stairs with:

## Half Landing

With balustrade and hand rail, rise to the:

## First Floor Landing

With access to roof space and Pine door to:







### Bedroom 1

With wide double glazed casement window overlooking the rear garden and with a solid Pine door leading through to the:

### En Suite Bathroom

With Pine panelled bath with chrome mixer tap and handset shower attachment with tiled surround, pedestal wash hand basin and low-level WC, separate built-in shower cubicle with bi-fold doors and chrome shower fittings, opaque double glazed casement to side elevation.

From the landing, Pine door to:

### Bedroom 2

With double glazed casement window to front elevation.

From the landing, Pine door to:

### Bedroom 3

With wide double glazed casement window overlooking the rear garden.

From the landing, Pine door to:

### Family Bathroom

With Pine panelled bath with chrome mixer tap with handset shower attachment, pedestal wash hand basin, low-level WC and opaque double glazed casement to front elevation.

From the landing, Pine door to:

### Bedroom 4

With double glazed casement window overlooking the rear garden.

From the Half Landing, further painted timber door and stairs rise to:

### Bedroom 5/ Studio

With double glazed conservation Rooflights to the front of the property, exposed timber purlins and built-in cupboard with pine slatted shelving and radiator.

### OUTSIDE

The Finches is approached from Station Road via a five bar timber gate leading to an extensive tarmac driveway and in turn leading to the front door and integral DOUBLE GARAGE with double up and over door, power, light and opaque double glazed casement to side

elevation and also housing the Oil-fired central heating boiler. There is a separate pedestrian door leading to the back through to the rear garden and also a door to a cupboard. Set to the rear of the house is the private rear garden with paved terrace immediately to the rear of the house with seating and dining areas and the principal garden being laid down to stone chippings with herbaceous borders surrounding. Oil storage tank to one side and surrounded by close board timber fencing.

### SERVICES

Mains Electricity, Water and Drainage are connected. Oil-fired central heating.

### 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 F. Rate Payable for 2024/ 2025: £3,080.36

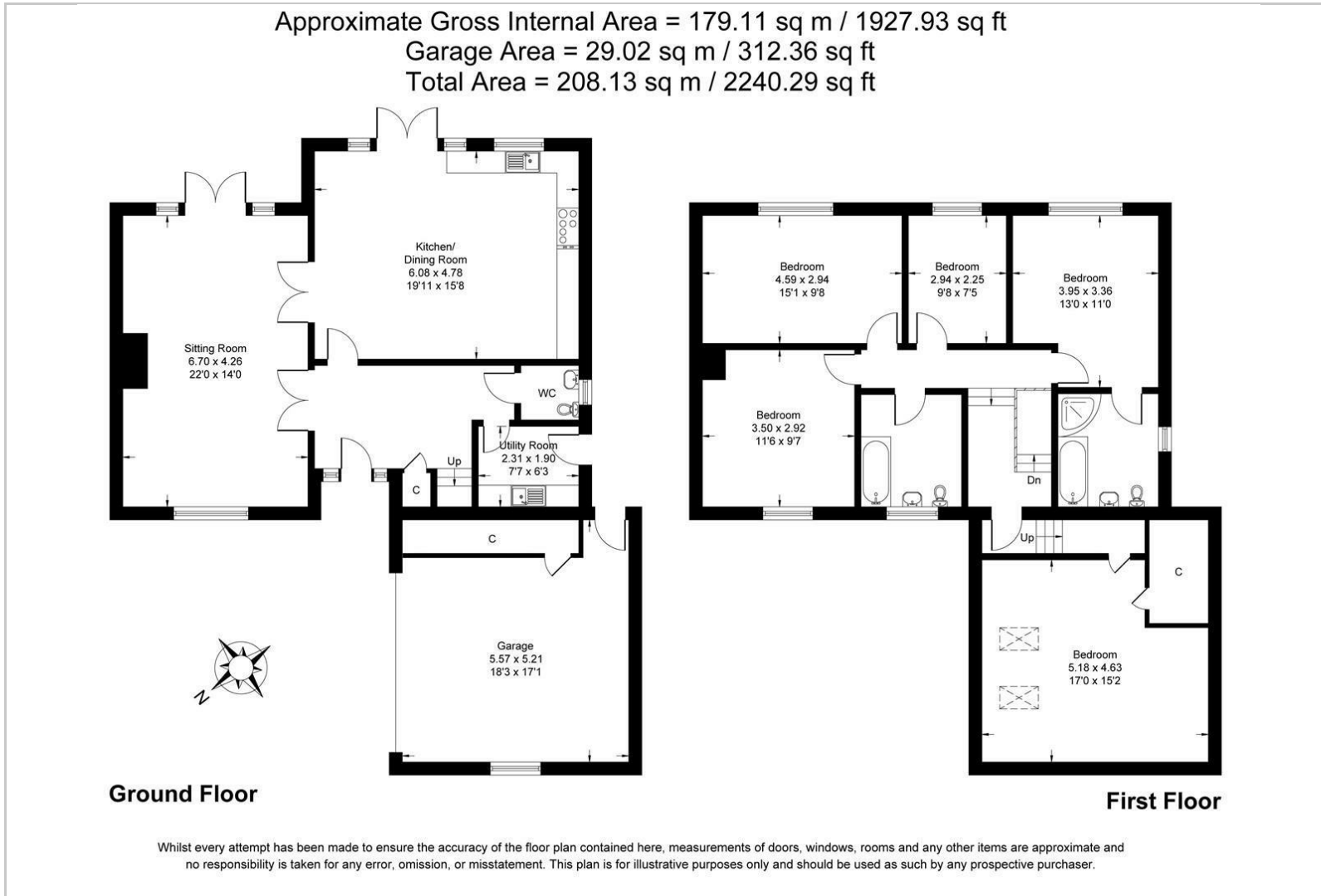
### DIRECTIONS

From Bourton-on-the-Water take the A346 towards Cheltenham and Gloucester. After 9 miles turn left on to the A40 and immediately bear right into Andoversford. Proceed through the village passing the Royal Oak pub on your left hand side and The Finches will be found shortly set back on the right hand side shortly before the village Primary School

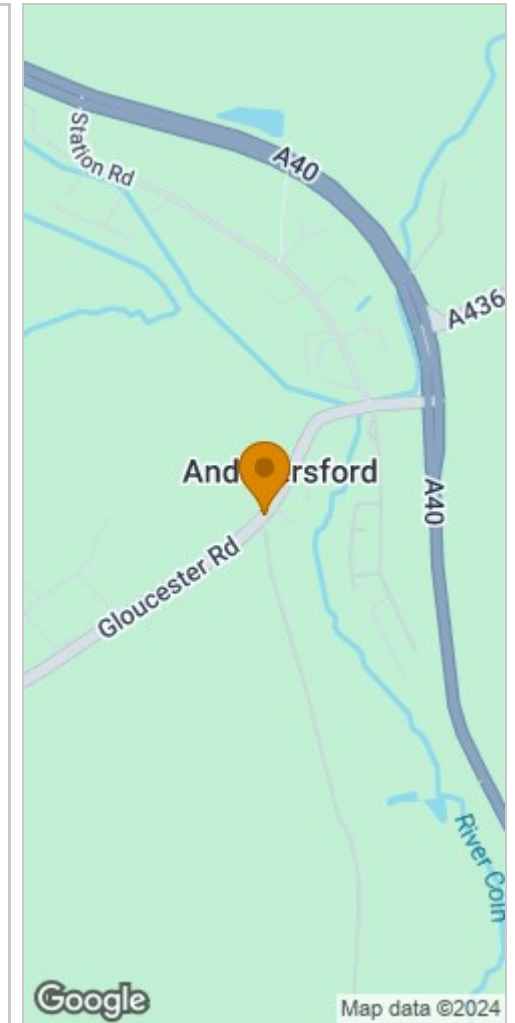
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## Floor Plan



## Area Map



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
	67	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	