

established 200 years

Taylor & Fletcher



New Bungalow, Main Road
Whittington, Cheltenham, GL54 4HA
Guide Price £595,000





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A well presented detached 3 bedroom bungalow adjacent to Whalley Farm set in a generous plot on the edge of Whittington with fine views over rolling Cotswold countryside to the South.

LOCATION

New Bungalow is set in a rural location on the edge of the village of Whittington approximately 5 miles to the east of Cheltenham. Whittington is a peaceful rural village a short distance from Andoversford which provides a range of facilities including a garage, shop, pubs and village school. Cheltenham is the region's major cultural and commercial centre hosting a broad range of cultural and literary festivals as well as the Cheltenham Races. Cheltenham also provides excellent schools in both the private and public sector and a superb range of shopping and leisure facilities. Whittington is also well placed for access to the the A40, M5 and A419 providing good access to the Midlands, South West and Oxford and London to the East.

DESCRIPTION

New bungalow comprises a light and spacious detached bungalow set adjacent to Whalley Farm and enjoying a lovely outlook to the south. The property has been in the same family ownership for many years and provides an open plan sitting room dining room with a wood burning stove, a fitted kitchen with utility off, two double bedrooms and a smaller 3rd bedroom together with a family bathroom. There is ample private parking and a garden laid mainly to lawn, with a detached double garage to the side. The property offers scope for further extension and alteration subject to any necessary consents if desired.

Approach

Covered entrance with outside light and uPVC part double glazed front door with matching panel to side to:

Entrance Hall

With access to roof space, door to storage cupboard with shelving and painted timber door through to the:

Living Room

Comprising Dining Area with double glazed casement window to front elevation and opening through to the principal Sitting Room, with double aspect with double glazed casement to front elevation with views and wide double glazed casement to side elevation. Wood burning stove set on a tiled plinth with wood storage adjacent. Separate interconnecting door through to the kitchen.

From the hall, painted timber door through to the:

Kitchen

Comprising fitted kitchen with one and a half bowl stainless steel sink unit with chrome mixer tap with worktop and tiled splash back, space and electric point for cooker and range of below work surface cupboards. Space and plumbing for slimline dishwasher, curved glazed and brushed stainless steel extractor over hob and further matching worktop with range of built in drawers and cupboards below. Eye level cupboards over and display shelving, door to larder cupboard with shelving. Wall mounted cupboard housing smart meter and electric fuse box. Wide double glazed casement window over looking the rear garden. Part glazed timber door through to the:

Utility Room

With separate uPVC double glazed door leading out to the rear garden, worktop with space and plumbing below for washing machine and space for drier. Space for upright fridge/freezer. Oil fired

central heating boiler. Wide opaque double glazed casement to rear elevation.

From the main hall, archway interconnecting through to the landing, with a painted timber door to the:

Bathroom

With matching suite of paneled bath with wall mounted shower with chrome fittings and glazed shower panel, wash hand basin with chrome mixer tap and built in cupboards below, and low level WC. Vertical heated towel rail, two opaque double glazed casement windows overlooking the rear garden and separate painted timber door to built-in cupboard with shelving.

From the landing, painted timber door to:

Bedroom One

With wide double glazed casement window overlooking the rear garden, recess with hanging rail and shelving.

From the landing, painted timber door to:

Bedroom Two

With wide double glazed casement window to front elevation, recess with built in shelving and space for chest of drawers.

From the landing, painted timber door through to:

Bedroom Three

With wide double glazed casement window and enjoying lovely views out over the surrounding countryside.

OUTSIDE

New Bungalow is approached from the lane via a shared driveway in turn leading to the graveled parking immediately to the side and rear of the house, with detached double garage with up and over door. The principal gardens are to the rear and side of the house, with the front garden being laid mainly to lawn and surrounded by clipped deciduous hedging and partly fenced. Part of the garden has been in the exclusive use of New Bungalow since 1979 and is subject to the land registration process. There is a covenant in favour of New Bungalow protecting the views to the South.

SERVICES

Mains Electricity. Oil-fired central heating. Shared private drainage and shared private water supply.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band B. Rate Payable for 2024/ 2025: £1,603.64.

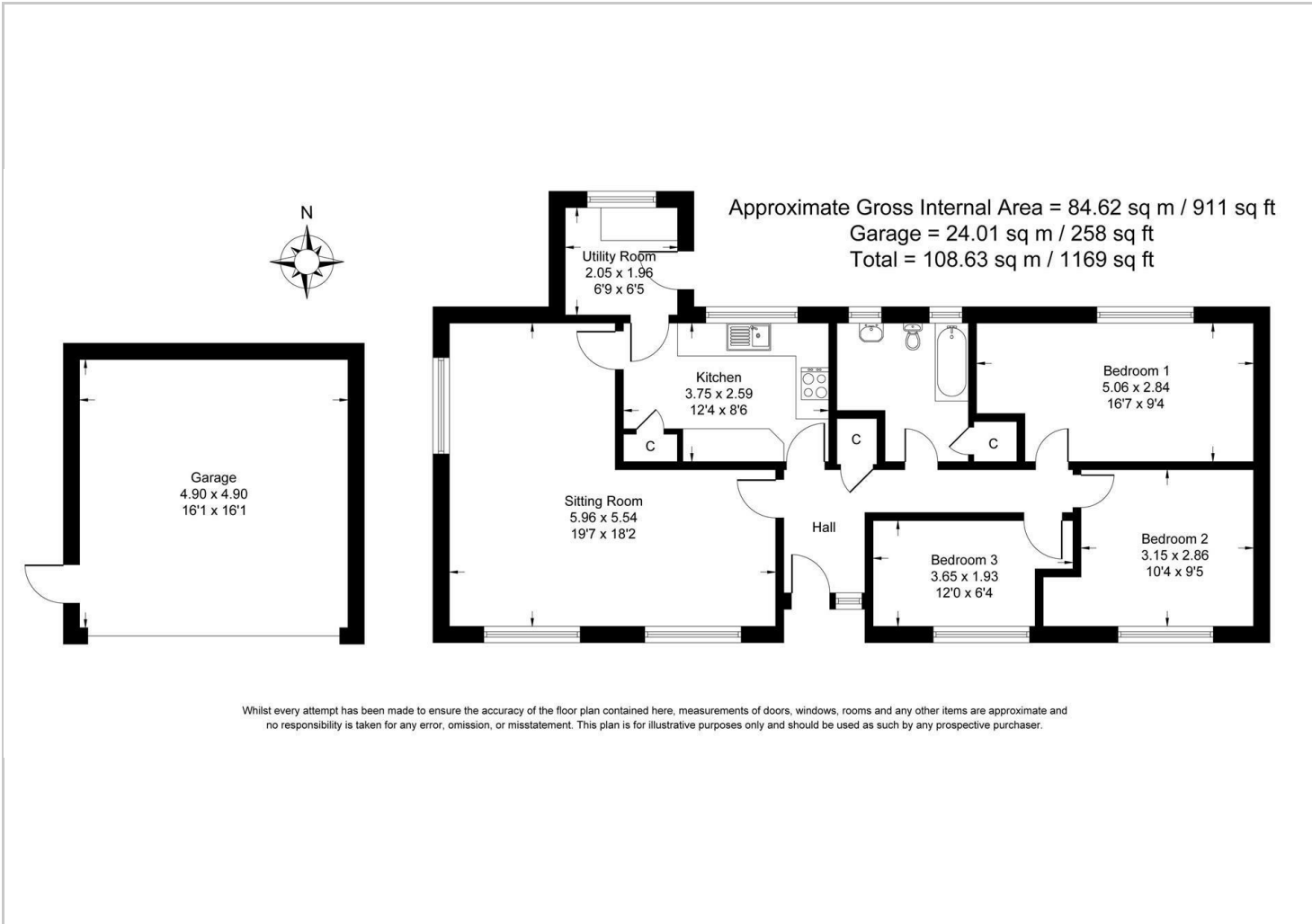
DIRECTIONS

From Cheltenham proceed in an Easterly direction towards Andoversford and Oxford. Climb the hill past Dowdeswell and take the left hand turn signposted to Whittington. Proceed into the village bearing left towards Whalley Farm, and New Bungalow will be found set back on the right hand side, just before Whalley Farm and the adjacent cottages accessed via a shared gravelled drive.

What3Words: ///loved.impressed.growth



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		100
	(81-91) B		
	(69-80) C		
	(55-68) D	59	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	