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# Tayler & Fletcher



**Meadow Croft**

Turkdean, Cheltenham, GL54 3NT

**Guide Price £1,500,000**











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*A substantial and beautifully presented 3 bedroom Bungalow, which has been creatively extended and thoughtfully modernised throughout by the current owners. Set within approximately 3/4 of an acre and including the former Blacksmiths Forge within the grounds. and located within the heart of the village, enjoying outstanding views over the adjoining rolling Cotswold countryside.*

### LOCATION

Meadow Croft is situated on the edge of Turkdean almost opposite All Saints Church and adjoining lovely undulating countryside. Turkdean is a delightful and unspoilt rural village of mainly period properties situated about 2 miles from the junction of the Fosseway (A429) and A40 providing access to Cheltenham to the west and Oxford to the east. The local centre of Northleach, a charming former wool market town provides a good range of local amenities including a convenience store, bakers and newsagents/Post Office, Pharmacy, GP Surgery and a variety of restaurants and pubs. There is excellent secondary schooling in nearby Bourton-on-the-Water and there are various well respected private schools across the region. The principal commercial centres of Cirencester and Cheltenham are 12.5 and 14 miles respectively while the area provides a fantastic range of outdoor leisure pursuits and there is racing at Cheltenham and Stratford and theatres in Cheltenham, Oxford and Stratford.

### DESCRIPTION

Meadow Croft comprises a beautifully extended and refurbished detached Bungalow of Cotswold stone elevations under a pitched plain tiled roof, constructed in the early 1960's and subsequently improved and extended by the current owners to provide spacious, light and contemporary modern living.

The accommodation has been designed to maximise the excellent setting on the edge of the village and the superb South Westerly views over the adjoining valley and rolling Cotswold countryside. All of the principal reception space enjoys this superb outlook with a large open plan principal living area and kitchen, with separate sitting room, study and utility. There are three good sized double bedrooms, one en suite and a family bathroom.

The property is set within 3/4 acre of gardens and grounds and includes formal and lightly wooded areas with a detached Bothy/Office, summerhouse and an attached tandem double garage together with ample parking.

### Approach

Covered entrance with double glazed doors with matching panels to either side to:

### Entrance Hall

With tiled floor, exposed Cotswold stone walls, vaulted ceiling and Oak framed double glazed door to the:

### Reception Hall

With continuation of the tiled floor, deep coved ceiling, cloaks hanging cupboard and underfloor heating manifold. Separate bevelled edged glazed door to:

### Study

With Oak floor throughout, wide double glazed casement windows to the front elevation, deep coved ceiling, recessed ceiling spotlighting and recessed glazed shelving.

Bi-fold Oak framed glazed doors interconnecting through to the sitting room.

From the hall, glazed timber door to

### Sitting Room

With Oak floor throughout, wide double glazed framed picture window with central double glazed door and side panels overlooking the front terrace and extensive gardens, double glazed casements to side elevations and built-in Morso wood burning stove with Slate hearth.

From the hall, through to the open-plan living accommodation, comprising the:

### Kitchen

With continuation of the tiled floor, wide double glazed casement overlooking the inner courtyard. Fitted kitchen with Oak worktops with a comprehensive range of below worksurface built-in drawers and cupboards, space for upright fridge/freezer, tiled splashback, space for Range style cooker with Rangemaster extractor over, eye level cupboard with glazed shelving, extensive range of built-in glazed fronted cupboards with drawers below and central socket for island unit. Recessed ceiling spotlighting.

From the kitchen and central hall, two wide archways interconnect through to the:

### Principal Living Room

Comprising seating and dining areas with vaulted ceiling with rooflight over and extensive floor to ceiling Oak framed double glazed casements overlooking the front of the property and enjoying superb views. Continuation of the tiled flooring throughout with two double glazed doors leading out to the front of the property, exposed cut stone walls, exposed Oak "A" frame and painted timber ceiling. A separate Oak framed glazed door to the rear hall.

From the central hall, a pair of Oak framed glazed doors lead to the:

### Rear Hall

With Oak floor, access to roof space, deep coved ceiling and recessed ceiling spotlighting. Solid timber doors to

### Principal Bedroom

With wide double glazed picture window overlooking the front of the property and enjoying superb views down the valley. Oak flooring throughout, deep coved ceiling and an extensive range of built-in wardrobes and separate door to:



### En Suite Shower Room

With decorative tiled floor, part-tiled walls and a bespoke fitted shower room comprising deep walk-in shower with glazed panels and chrome fittings (Hansgrohe) inset wash hand basin with chrome mixer tap, low-level WC with built-in cistern (Geberit) and vertical chrome heated towel rail, recessed ceiling spotlighting and double glazed casement window to the rear garden. From the rear hall, separate timber door to:

### Bedroom 2

With continuation of the Oak floor, double glazed casements to side and rear elevations, deep coved ceiling and a pair of painted timber doors to the airing cupboard housing the pressurised hot water cylinder, underfloor heating manifold and Air Source Heat Pump controls. From the landing, separate timber door to:

### Bathroom

With tiled floor, matching suite of panelled bath with chrome fittings and separate wall mounted shower with chrome fittings and bi-fold glazed door, low-level WC (Geberit) and opaque double glazed casement to rear elevation, wall mounted wash hand basin with chrome mixer tap, tiled walls, heated vertical towel rail and built-in mirror, recessed ceiling spotlighting. From the rear hall, timber door to:

### Bedroom 3

With continuation of the Oak flooring, wide double glazed window overlooking the inner courtyard to the rear, wall mounted wash hand basin with built-in cupboard below and chrome fittings, deep recessed ceiling spotlighting.

From the reception hall, a glazed panelled timber door leads to the:

### Utility Room

With continuation of the tiled floor with separate double window and double glazed door leading to the rear inner courtyard. Worktop with built-in sink and chrome mixer tap, built-in cupboard below, space and plumbing for washing machine and drier. An extensive range of built-in floor to ceiling utility and larder cupboards and housemaids cupboard and vaulted ceiling. From the utility, a solid timber door interconnects through to the:

### Adjoining Tandem Garage

With electrically operated up and over door to the front, a 7.4kW EV charging point, two opaque double glazed casement windows to side elevation and separate opaque double glazed door leading out to the inner courtyard and garden.

### OUTSIDE

Meadow Croft is approached from the village lane via a paved driveway, in turn leading up two steps to the front door and with the garage adjoining and with ample parking for a number of vehicles.

The gardens and grounds to Meadow Croft lie principally to the South of the house and extend to approximately 3/4 of an acre with formal raised beds with Cotswold stone retaining walls and low maintenance gardens surrounding the property with central steps leading down to a paved terrace and in turn leading on to the principal lawns with sculpted herbaceous borders to either side and ornate semi-circular box bush Parterre with three clipped Irish Yew. A central pathway continues through the garden with Cotswold stone walls subdividing the formal gardens from the informal woodland garden beyond and in turn leading to:

### The Bothy/ Office

A detached Cotswold stone building with slate roof and currently providing office accommodation with a solid timber outer door and double glazed full height inner door leading to the office with stone tiled flooring throughout, double glazed casement window to front elevation, vaulted ceiling with gabled double glazed casement to one end and 2x Velux rooflights and exposed timber "A" frame. Fitted Morso woodburning stove and separate Hitachi air to warm air source heating (which can also be used as air conditioning). Beautifully restored by the current owners with Lime plaster walls and power and water available.

The lower gardens are lightly wooded and have a separate pair of timber gates providing vehicular access to one side with a row of mature Horse Chestnuts running along the Western boundary and interspersed with a number of specimen trees and shrubs including Birch and Pine. Set separately to The Bothy is a detached storage shed with veranda, providing garden material storage.

Set to the far corner is a detached octagonal Summerhouse of painted timber elevations with double glazed casements, a pair of double glazed French doors to the front and a cedar shingle conical roof set on a concrete plinth.

Set to the west side of the house is a further garden with raised beds and ornamental planting with a raised detached open Summerhouse with timber roof and frame providing outdoor seating. To the rear of the house is an inner courtyard with gravelled and ornate paving with separate access leading back around to the front of the property and set to the end, a detached store and the air source heat pump.

### SERVICES

Mains, Electricity and Water are connected. Drainage via Private Septic Tank. Air source heat pump underfloor heating throughout the house and a heat recovery ventilation system. There is Fibre Optic Broadband to the house with ethernet connections throughout the house and to The Bothy.

The EPC rating assessment is unable to accurately reflect the impressive energy efficiency of this property. Full details will be provided on request.

### LOCAL AUTHORITY

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

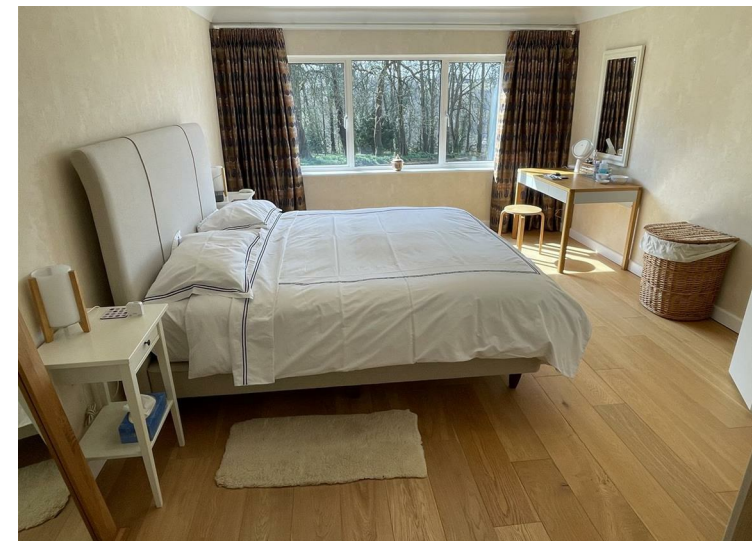
### COUNCIL TAX

Council Tax band G. Rate Payable for 2025/ 2026: £3,601.10

### DIRECTIONS

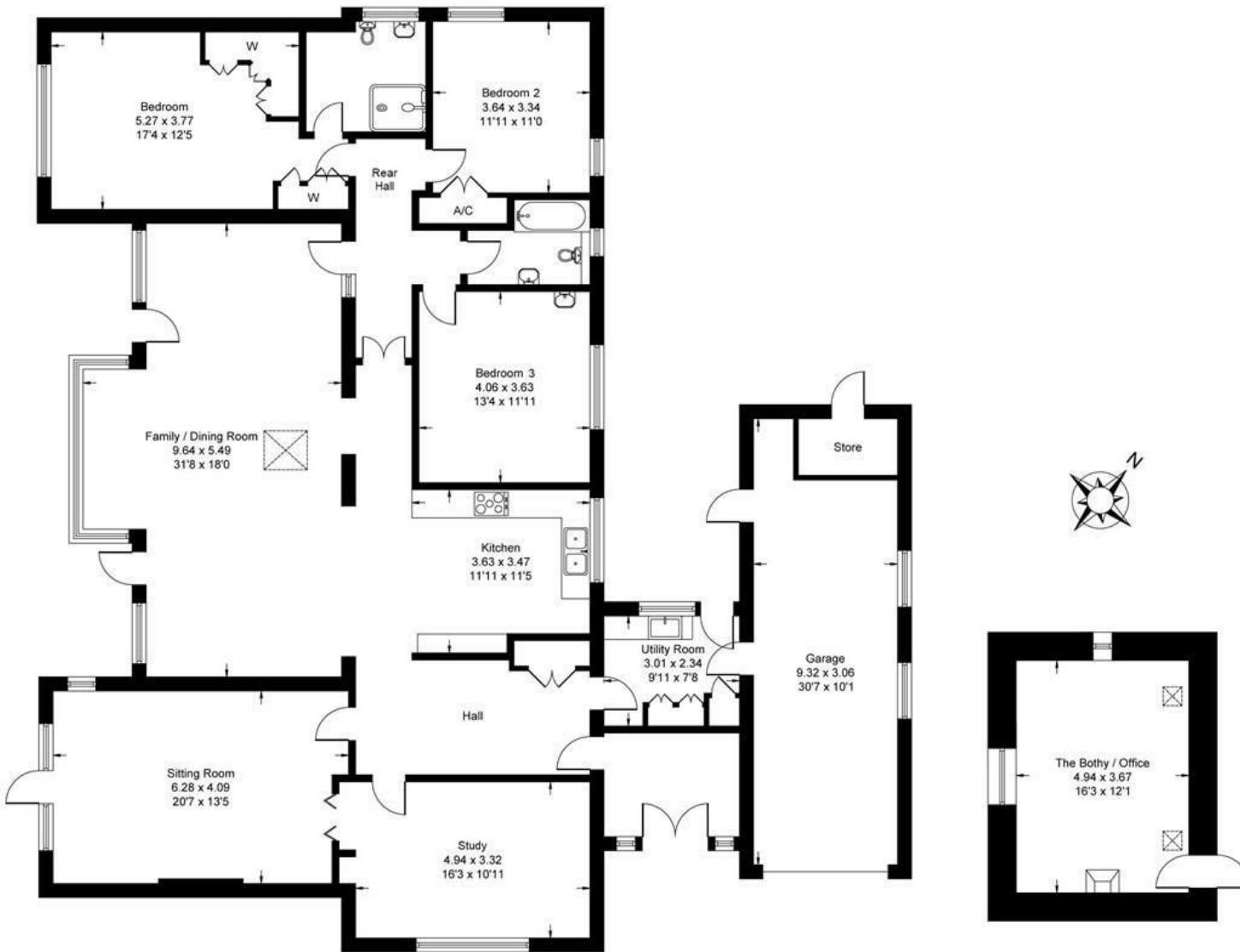
From the roundabout which forms the junction with the A429 (Fosseway) and the A40 (Oxford/Cheltenham road) head in a northerly direction on the Fosseway and almost immediately turn left signposted Turkdean. Drive into the village and Meadow Croft will be seen on the left hand side almost opposite All Saints Church.

What3Words: grunt.fruity.honeybees





## Floorplan



### Ground Floor

### Outbuilding

Approximate Gross Internal Area = 213.44 sq m / 2297 sq ft

Garage = 29.01 sq m / 312 sq ft

Outbuilding = 18.14 sq m / 195 sq ft

Total = 260.59 sq m / 2804 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.







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>	51	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.