

3 MANOR COTTAGES WOODMANCOTE



WHITAKER
SEAGER



3 MANOR COTTAGES, WOODMANCOTE, CIRENCESTER, GL7 7EG

WITH FAR REACHING VIEWS ACROSS OPEN FARMLAND, LIES THIS EXTENDED END OF TERRACED COTTAGE WITH PARKING, GARAGE, AND ENCLOSED GARDEN.

The property

Located on the outskirts of a small Cotswold hamlet on a no-through country lane, enjoying views to the front across open farmland, lies this pretty stone cottage. Having being extended and improved over the last forty years, this end of terraced home now provides modern and flexible accommodation. The 7' 10" porch offers a pleasant entry point along with great storage. The hall provides access to the staircase and all of the ground floor rooms except the utility. Facing the lovely open front aspect, the sitting room also has a central focal point of a wood burner. To the rear sits a really useful extra reception room with french doors out onto the rear garden; it could be utilised as a snug or home office or bedroom 4. The kitchen/breakfast room is very much the heart of the home with two divided spaces, a dining section with raised woodburner and the fitted kitchen area. A door leads into the utility and a further one leads out to the rear covered walk way, linking to the back of the

workshop/garage and the rear garden.

Upstairs the principle bedroom suite comprises of 15'11" double bedroom with ensuite shower room boasts fantastic countryside views to the front. There are two further bedrooms both fitted with built-in wardrobes, one facing the front. These bedrooms are serviced by a family bathroom.

Ofcom: Broadband - standard and superfast available. Mobile - indoor coverage with Vodafone, EE and O2.

The property is warmed by oil fired central heating and two woodburners. Private septic tank drainage, awaiting soakaway permit. There is a restrictive covenant, please ask the agent for further details.

Directions follow what three words: shirt.costly.trusts





Guide price
£575,000

- Chain free
- Sitting Room
- Kitchen/Breakfast Room
- Snug/Home Office/Bedroom 4
- Utility & Cloakroom
- Main Bedroom with Ensuite
- Two further Bedrooms
- Bathroom
- Garage/Workshop and Parking
- Gardens

WITHIN EASY REACH...

Cirencester 5.4 miles
Kemble Station 11 miles
Cheltenham 13 miles
Gloucester 15 miles

Outside

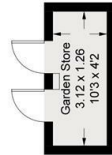
Set back from the village lane behind a Cotswold stone wall is a gravelled drive providing parking for several vehicles. The integral garage is used as a workshop with double wooden doors. (The opening might require alteration to create a garage). A small area of level lawn lies in front of the porch with a pedestrian opening onto the lane. There is a gated pedestrian side entrance to the rear garden. The enclosed landscaped rear garden is a delightful asset with it's lower terrace area upto a another level lawn with raised flower/veg beds. An attractive Cotswold stone outbuilding is used as a garden store. Also there is a log store, shed, oil tank. and a septic tank drainage. There is access to the rear of the workshop/garage where the boiler is located.

Situation

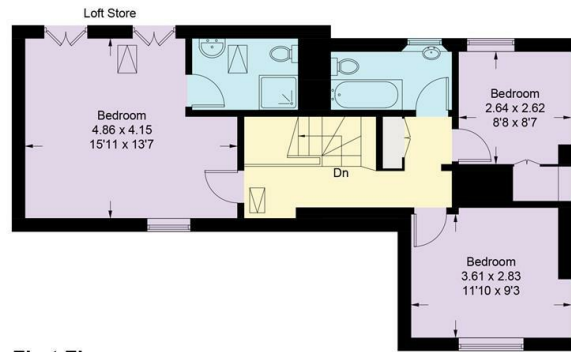
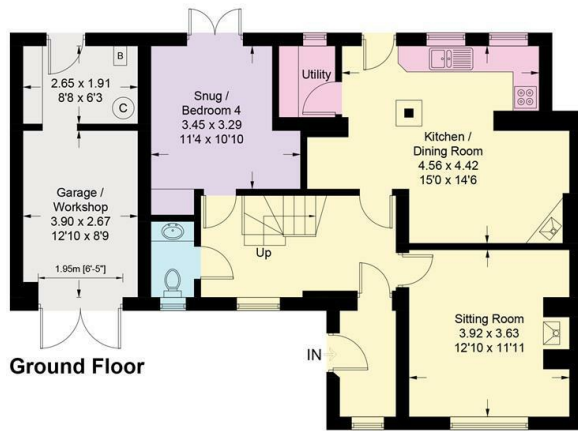
Woodmancote is a Cotswold rural hamlet lying between Cirencester and Cheltenham, in an Area of Outstanding Natural Beauty surrounded by farmland. Nearby, the village of North Cerney provides a primary school, The Bathurst Arm public house, the All Saints church in addition to a regular bus service to Cirencester and Cheltenham. The nearest village shops can be found at Colesbourne, Rendcomb and Stratton. Cirencester and Cheltenham provide a wide variety of shopping, restaurants, leisure and educational amenities. Cirencester Golf course is just a short drive away. Local train stations with direct links to London (Paddington) can be found in Kemble and Cheltenham.



Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft
 Garage / Workshop = 15.8 sq m / 170 sq ft
 Garden Store = 3.9 sq m / 42 sq ft
 Total = 149.3 sq m / 1607 sq ft
 (Including Loft Store)



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061880)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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Useful Information

Tenure: Freehold

Postcode: GL7 7EG

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District. Council Tax Band C and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

