



Ashley Villa Badgeworth Lane, Badgeworth, Cheltenham, GL51 4UW

£700,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Chosen Estate Agents are absolutely thrilled to be presenting this fantastic opportunity to purchase a lovely four bedroom detached family home in the ever popular Badgeworth, along with a separate detached two bedroom annex!

The internal accommodation of the four bedroom home comprises an open plan kitchen-dining room, the perfect family space. The kitchen comprises a range of high gloss wall and base units with solid oak worktops, pull-out larders, and a wine rack. The island has a breakfast bar area and an inset sink and drainer with a mixer tap over. Integrated kitchen appliances comprise a large Rangemaster cooker with extractor hood over, fridge, freezer and dishwasher. There is also a utility room off from the kitchen providing space for a washing machine and tumble dryer.

The sitting room, positioned at the front of the property, offers a large open exposed brick inglenook style fireplace and a working wood-burning stove. There is an additional reception room on the ground floor that is incredibly versatile and could be utilised as a home office/study/play room. The ground floor accommodation is completed by the WC.

Heading upstairs to the first floor there are four fantastic bedrooms on offer. Bedroom one boasts a dressing area with a range of built in wardrobes, and a modern en-suite bathroom. The family bathroom concludes the first floor, comprising a bath, corner shower, low level WC, wash hand basin, and heated towel rail.

Externally there is plenty of off road parking to the front and side. The large rear garden is mainly laid to lawn and provides access to the Annex. The Annex comprises two bedrooms, open plan kitchen-living area, and bathroom.

### Agents Note

Freehold.

EPC Rating: D62


Tewkesbury Borough Council Band: G

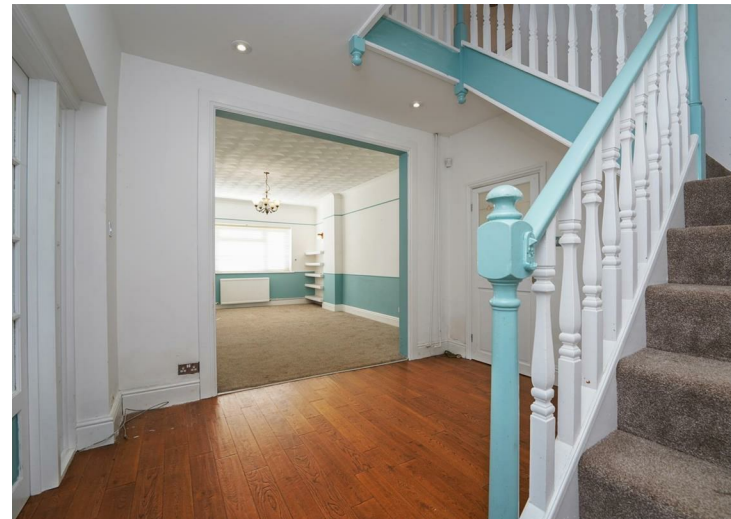
Mains Gas, Electric and Water are believed to be connected. There is a septic tank at the property.

Fibre Broadband is available in the area.

- Four Bedroom Detached Home
- Open Plan Living
- Off Road Parking For Several Vehicles
- EPC Rating: D62
- Generous, Enclosed Rear Garden
- Benefits From A Separate Two Bedroom Annex
- No Onward Chain
- Council Tax Band: G

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>77</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

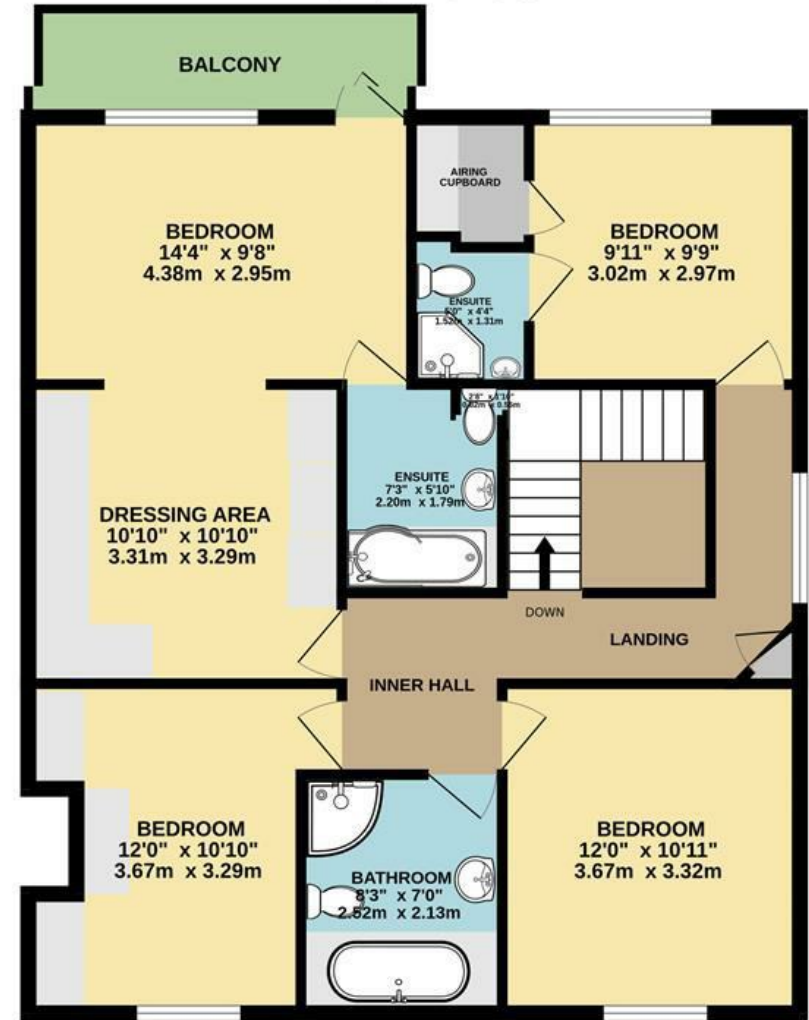




GROUND FLOOR  
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 2028 sq.ft. (188.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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