



4 The Farthings, Withington, Cheltenham, GL54 4DF

£830,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Set within a peaceful cul-de-sac in the highly sought-after Cotswold village of Withington, this superbly presented four-bedroom detached residence offers elegant, modern living in a truly idyllic setting. Finished to a high specification throughout and offering over 2,000 sq. ft. of accommodation, this exceptional home is perfect for families or those seeking refined country living.

The heart of the home is the recently upgraded kitchen/diner, featuring contemporary cabinetry, integrated appliances, and ample space for entertaining. The spacious entrance hallway flows seamlessly into the main reception rooms, including a versatile reception room as well as a formal living room, complemented by a stunning sunroom that invites natural light and garden views into the home.

The ground floor also offers a practical utility/laundry room, a guest WC, and internal access to a spacious integral garage.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation, including a beautiful principal bedroom with en-suite. A stylish family bathroom and an additional WC complete the upper level, ensuring comfort and flexibility for modern family life.

Externally, the property boasts a large front driveway offering ample parking and a private outlook. The garden provides a peaceful retreat, ideal for outdoor entertaining or relaxation in this charming Cotswold setting.

Additional features include a newly installed oil-fired central heating system, double glazing, and a tasteful, neutral décor throughout.

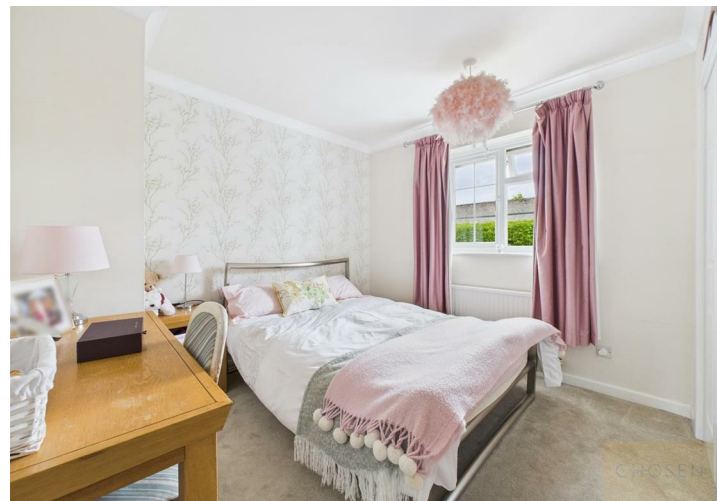
Located in the heart of the Cotswolds, Withington is a quintessential village offering scenic walks, a welcoming local pub, and excellent access to Cheltenham, Cirencester, and the surrounding countryside.

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| • Immaculately presented four-bedroom detached home | • Recently modernised kitchen/diner |
| • Multiple reception areas | • Integrated double garage |
| • Large private driveway, | • Newly installed oil-fired central heating system |
| • EPC Rating - D64 | • Council Tax Band - G |

Agents Note
Freehold.
EPC Rating: D64
Cotswold District Council Band: G
Mains Drainage, Electric and Water are connected.
Oil-fired central heating.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Seas: Very low
Surface Water: Very low

Broadband:
Standard 16 mbps
Ultrafast 1000 mbps





Floor 0

Approximate total area⁽¹⁾
2031 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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