



Underhill House 3 Apple Orchard Close, Cheltenham, GL54

Guide price £875,000





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# Underhill House 3 Apple Orchard Close

## Cheltenham, GL54 5DA

- A truly delightful house set within an area of natural beauty (AONB)
- A private development backing out onto open fields and woodland
- Four spacious bedrooms with downstairs study/bedroom 5
- Wonderful walks along the Winchcombe Way
- Local primary school
- Stunning north Cotswold village in a tranquil peaceful location with village views
- Parking for up to 6 cars including double garage
- A highly regarded village steeped in history
- Local renowned true village pub/restaurant
- Winchcombe a short drive or walk, is a lovely thriving historic market town with a castle! Offers everything including local shops, restaurants, excellent pubs, coffee shops and a wide range of unique shops

Underhill house is an attractive detached home with part Cotswold Stone part mock Tudor built over twenty years ago. Situated in a quiet no through private road within the village centre with residents only parking and boasts an elevated position and meticulous presentation in just a cluster of 5 Cotswold homes. It's private garden at the rear along with double garage enhance its appeal.

The Cotswold Steam train which runs from Broadway to Cheltenham via Winchcombe through the village of Gretton.

The property comprises of; entrance hall, lounge/diner, utility, w/c, study and spacious sitting room with log burner. Upstairs are four spacious bedrooms, master benefitting from ensuite and a family bathroom. Spread across two floors, Underhill House showcases refined living spaces adorned with contemporary touches and hints of traditional elegance. The secluded south-facing garden at the back offers a serene retreat, featuring a patio area and steps leading up to a sunny lawned terrace. At the front, ample off-road parking for six cars along with a double garage.

Situated in the picturesque Area of Outstanding Natural Beauty bordering the Cotswolds, Gretton village lies just ten miles north of Cheltenham, renowned for its Regency charm, and a mere two miles from the delightful market town of Winchcombe.



### Additional Information

**Agent Note - Please note the vendor of Underhill House is a relative of one of the team at Christian Lewis Property.**

**Tenure: We understand that the property is for sale Freehold.**

**Local Authority: Tewkesbury**

**Council Tax Band: We understand that the Council Tax Band for the property is Band G**

**EPC Rating: D**

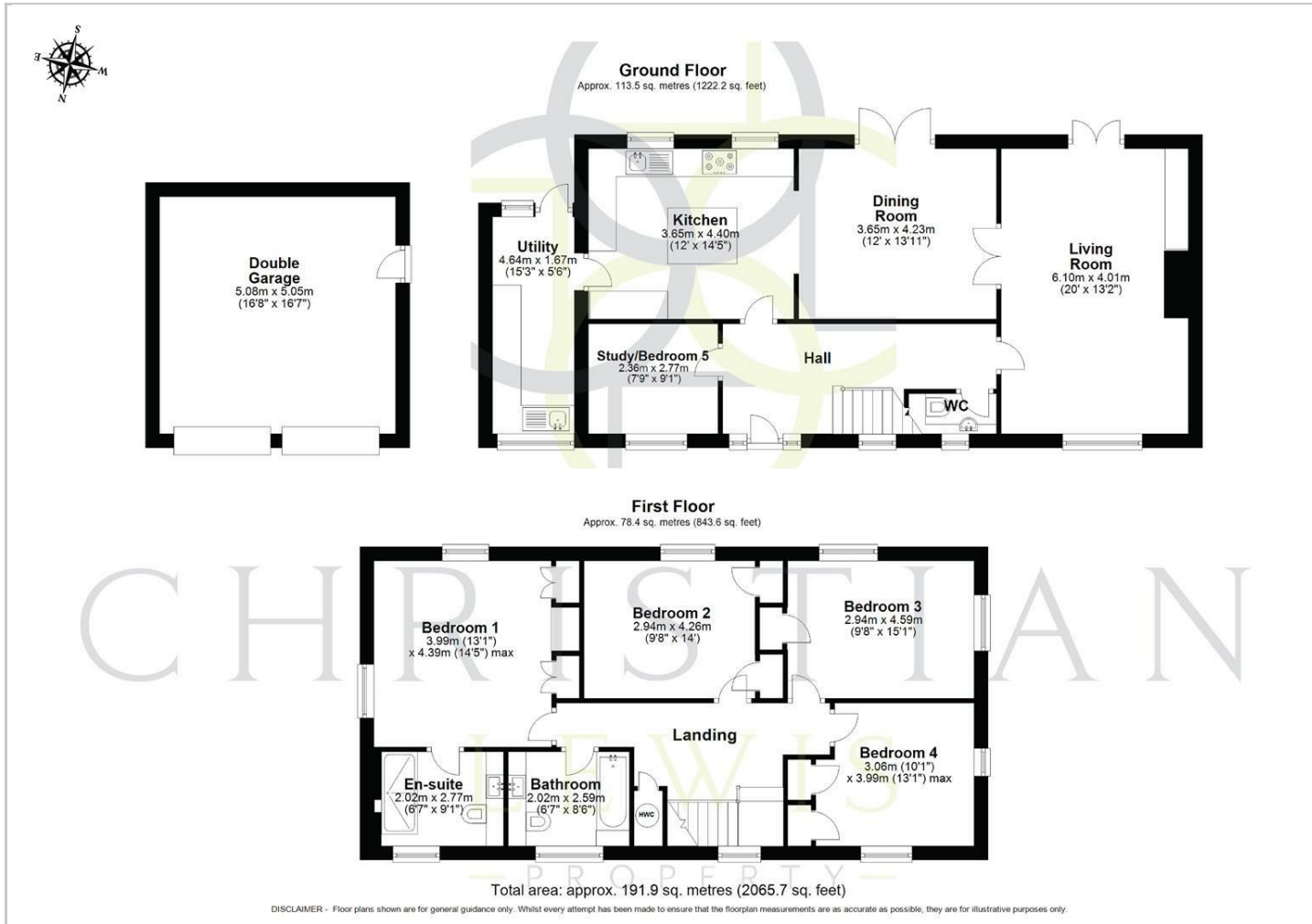




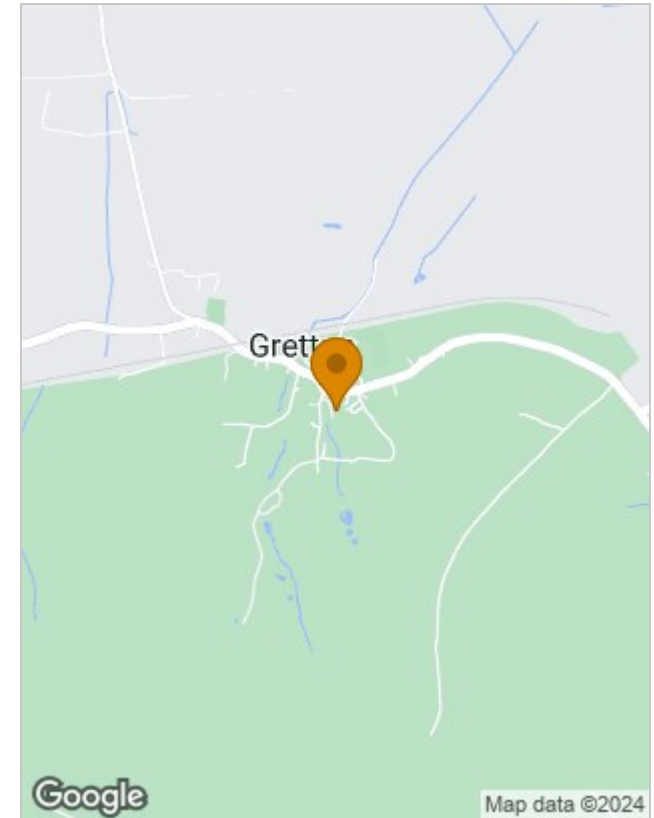


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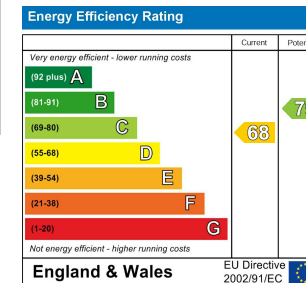
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 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.