



59 The Furrows, Cheltenham, GL54 2RL

Asking price £575,000

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PROPERTY



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# 59 The Furrows

Cheltenham, GL54 2RL

- A modern, detached family home
- Two bathrooms
- Sought after location
- Kitchen/diner with utility
- Must be viewed
- Four bedrooms
- Single garage
- Handsome Cotswold stone
- Quiet location
- Energy efficient

A beautifully designed four-bedroom detached family home with a single garage and a private garden, situated in a quiet, sought-after residential area on the outskirts of the village.

No.59 The Furrows is a well-presented detached home, situated in a secluded location at the edge of the development, offering thoughtfully designed accommodation over two floors. The ground floor features an open-plan kitchen/dining room with French doors leading to a private garden, a sitting room with a deep bay window, a cloakroom, and a separate utility room. On the first floor, there is a master bedroom with an en-suite shower room, three additional bedrooms, and a family bathroom.

Additional benefits include a single garage (with separate pedestrian access from the garden), driveway parking, and a prime position on the western edge of the village.



#### Location

Location - The Furrows is a residential area just on the edge of the village, a short walk from the village centre, Co-op supermarket and the popular Cotswold Secondary School. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the Cotswold Secondary School. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx.) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

#### Additional Information

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

Local Authority: Cotswold

Council Tax Band: We understand that the Council Tax Band for the property is Band E  
EPC Rating: B

#### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.





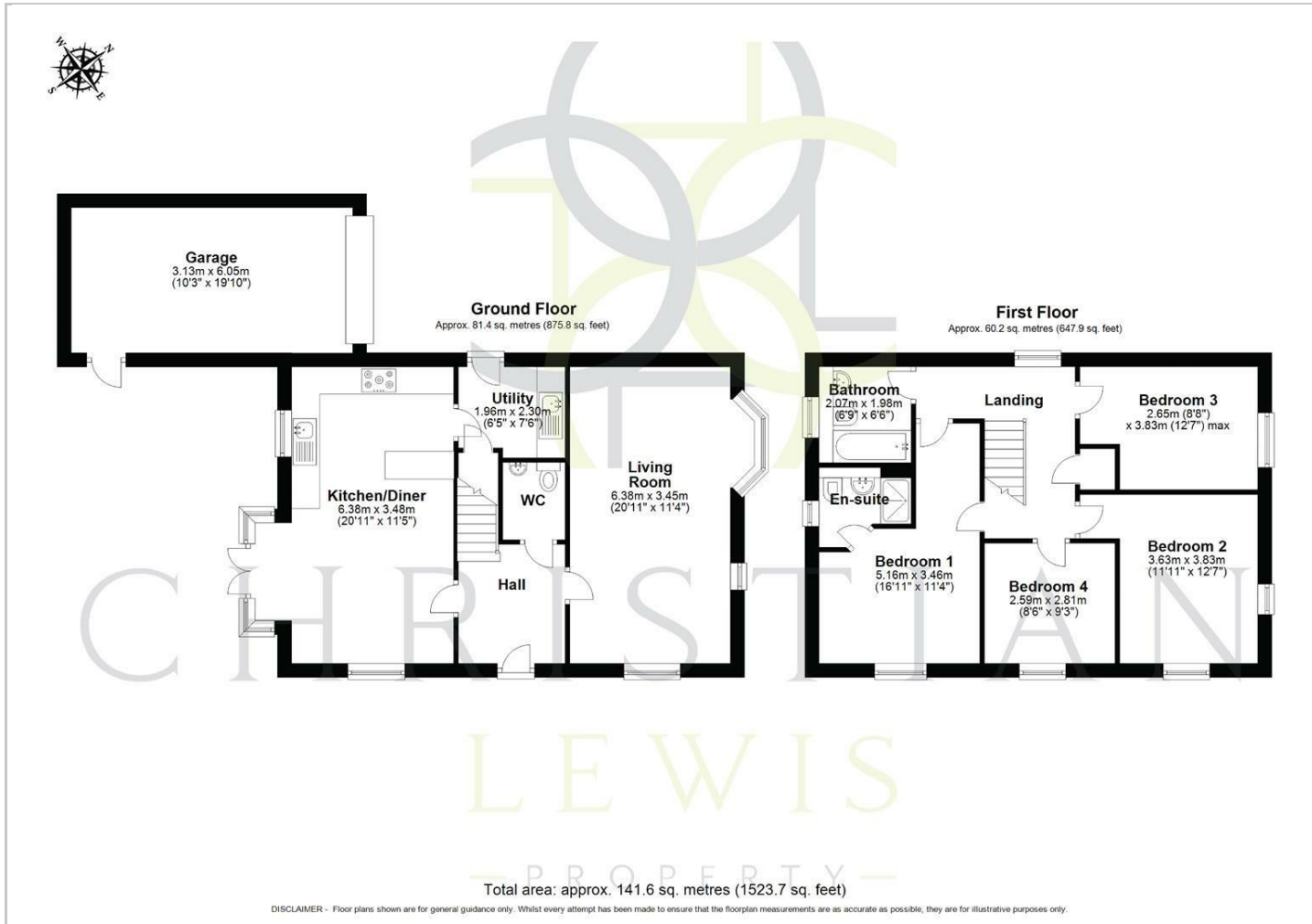


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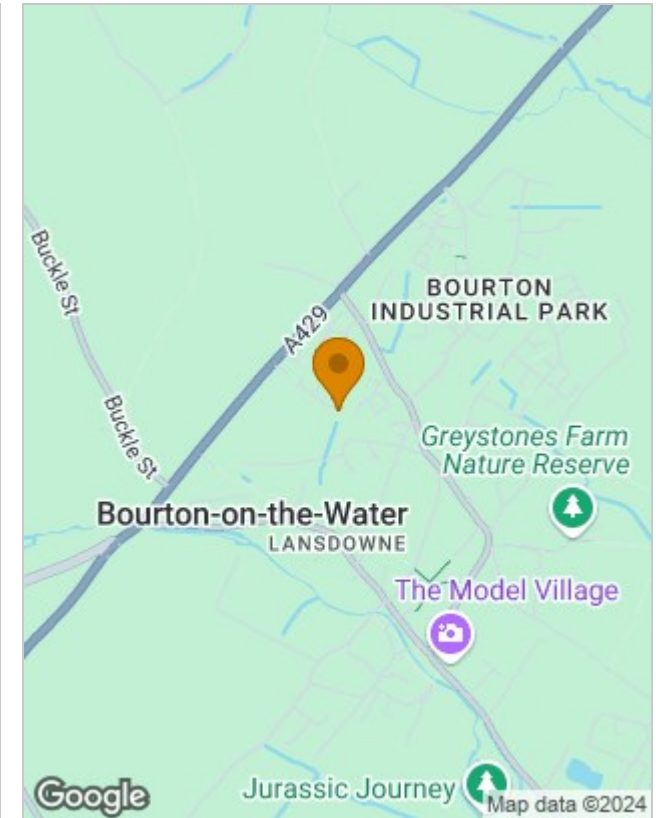


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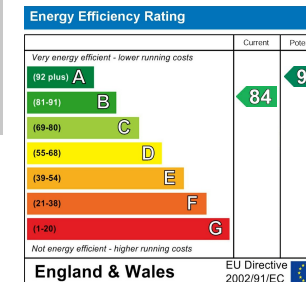
## Floor Plans



## 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.