

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- DETACHED
- FOUR BEDROOMS
- TWO BATHROOMS & DOWNSTAIRS CLOAKROOM
- OPEN PLAN KITCHEN / DINING ROOM
- CHARMING LANDSCAPED GARDEN
- PRIVATE PARKING

Guide Price £580,000

The Rowans, Woodmancote

GL52 9RL

The Rowans, Woodmancote

Cook residential are pleased to bring to the market this superb four-bedroom property nestled in the heart of The Rowans, Woodmancote.

As you enter this beautifully presented property set over an impressive 1,351 sq. ft! (all measurements are approximate) You find yourself in a welcoming hallway giving access to a bright living room with an expansive kitchen / dining room with access to a spacious utility room offering space for a washing machine, dishwasher and tumble dryer. There is a handy storage area behind the garage door at the front of the property with the ground floor also benefitting from solid oak flooring throughout.

The kitchen has a beautifully tiled porcelain floor with high gloss fitted cupboards throughout. The kitchen island has a champagne quartz countertop with the picture windows and French doors offering the space lots of light, adding to the airy open plan ambience. The kitchen also offers space for a Range Cooker and cooker hood as well as an American fridge freezer.

Upstairs to the first floor there are four bedrooms and a family bathroom. The principal bedroom is impressive in its size as well as its spectacular ensuite offering an abundance of space as well as a separate shower and a freestanding whirlpool bath.

Bedroom two is also an impressive size with bedrooms 3 & 4 also offering views over the rear gardens.

The impressive, landscaped garden has been exceptionally maintained with a sandstone paved area perfect for alfresco dining and entertaining as well as a decking area for lounge seating.



Passionate About Property...

The property also benefits from parking for up to three cars on the driveway to the front of the house.

Tenure-Freehold
Council Tax-E

The Rowans is close to Woodmancote's local amenities, the popular Apple Tree pub and eatery, the village shop, newsagents and the village hall. There is an excellent local primary school at Woodmancote plus Cleeve secondary school and sixth form close by. A further benefit is the school bus stop for all Gloucester Grammar Schools is close by.

All information regarding the property details, including position on Freehold is to be confirmed between seller and purchaser solicitors.

Passionate About Property...

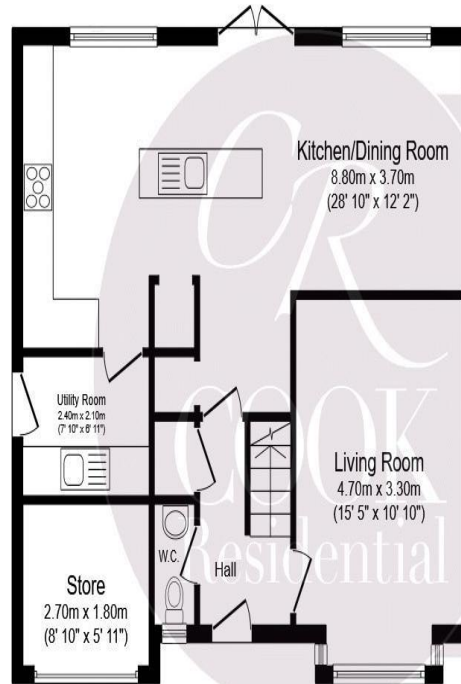


CR COOK Residential

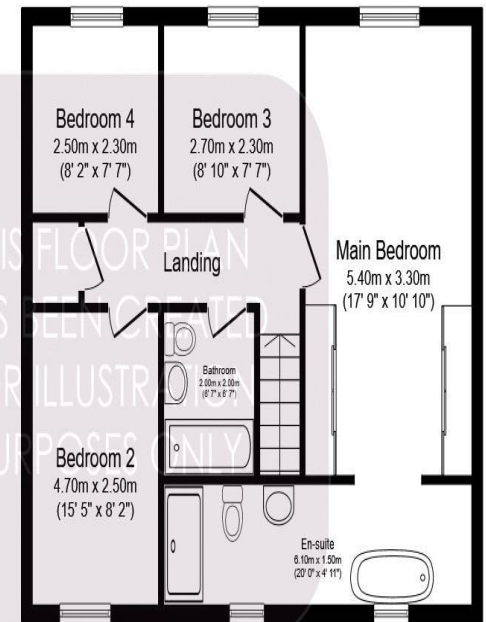
01242 500 259
www.cookresidential.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Total floor area 125.5 m² (1,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

