

Butterfield Court, Bishops Cleeve, GL52 8RZ

In Excess of £315,000







Butterfield Court

Bishops Cleeve, GL52 8RZ

A beautifully presented three-bedroom townhouse offers accommodation arranged over three floors, the west-facing garden & parking for up to three cars make the property as practical as it is inviting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully Presented Modern Three Bedroom Three Storey Townhouse
- Situated Within A Sought After Location Within Bishops Cleeve
- Well Presented Throughout
- Cleeve School Catchment Area Ofsted Rated Good With An Outstanding Sixth Form Provision
- Attractive Enclosed Rear Garden
- Parking Available For Up To Three Vehicles Including an Integral Garage









Built by Bovis Homes, this attractive and beautifully presented three-bedroom townhouse offers approximately 1,129 sq. ft. of accommodation arranged over three floors. The layout gives each part of the home its own purpose: a sociable kitchen/dining room opening to the garden, a generous sitting room on the first floor, and bedrooms spread across the upper two floors. Karndean flooring brings a smart finish to the kitchen, while the west-facing garden and parking for up to three cars make the property as practical as it is inviting.

Entrance Hall: The front door opens into an entrance hall that leads through to the ground-floor accommodation. Stairs rise to the first floor, and the three-storey arrangement creates a welcome sense of space as you move through the home.

Kitchen/Dining Room: Positioned at the rear of the house, the kitchen/dining room is the natural gathering place for everyday life. The fitted kitchen provides space to prepare meals, while the dining area can accommodate a table for family dinners or entertaining friends. Karndean flooring gives the room a polished, practical finish. From the kitchen there is direct access to the garden make it easy to carry meals outside when the weather allows.

Cloakroom: A ground-floor cloakroom with a WC and wash basin is conveniently positioned for guests and day-to-day use.

Sitting Room: The generous first-floor sitting room offers a welcoming place to relax. Two windows allow plenty of natural light to fill the room, while its proportions provide ample space for comfortable seating and additional furniture.

Bedroom Three: Also on the first floor, bedroom three is a versatile room that could suit a child's bedroom, guest room or home office.

Bathroom: The family bathroom is located on the second floor, conveniently serving the bedrooms and living accommodation on this level.

Bedroom One: The principal bedroom occupies the second floor, offering a more private setting above the main living spaces. There is space for a king sized bed and bedroom furniture, with an adjoining en-suite adding comfort and convenience.

En-Suite: The principal bedroom benefits from its own en-suite shower room.

Bedroom Two: A further well-proportioned bedroom completes the second floor, providing space for a double bed and additional furniture.

Garden: The west-facing rear garden is a lovely extension of the kitchen/dining room. Its aspect makes it particularly appealing for spending time outside in the afternoon and evening, whether dining outdoors or simply unwinding at the end of the day.

Parking: The property benefits from an integral garage and driveway parking for up to two cars, a valuable practical feature for a busy household.

Additional Details:

Tenure: Freehold.

Council Tax Band: C

Estate Charge: £260 per annum.

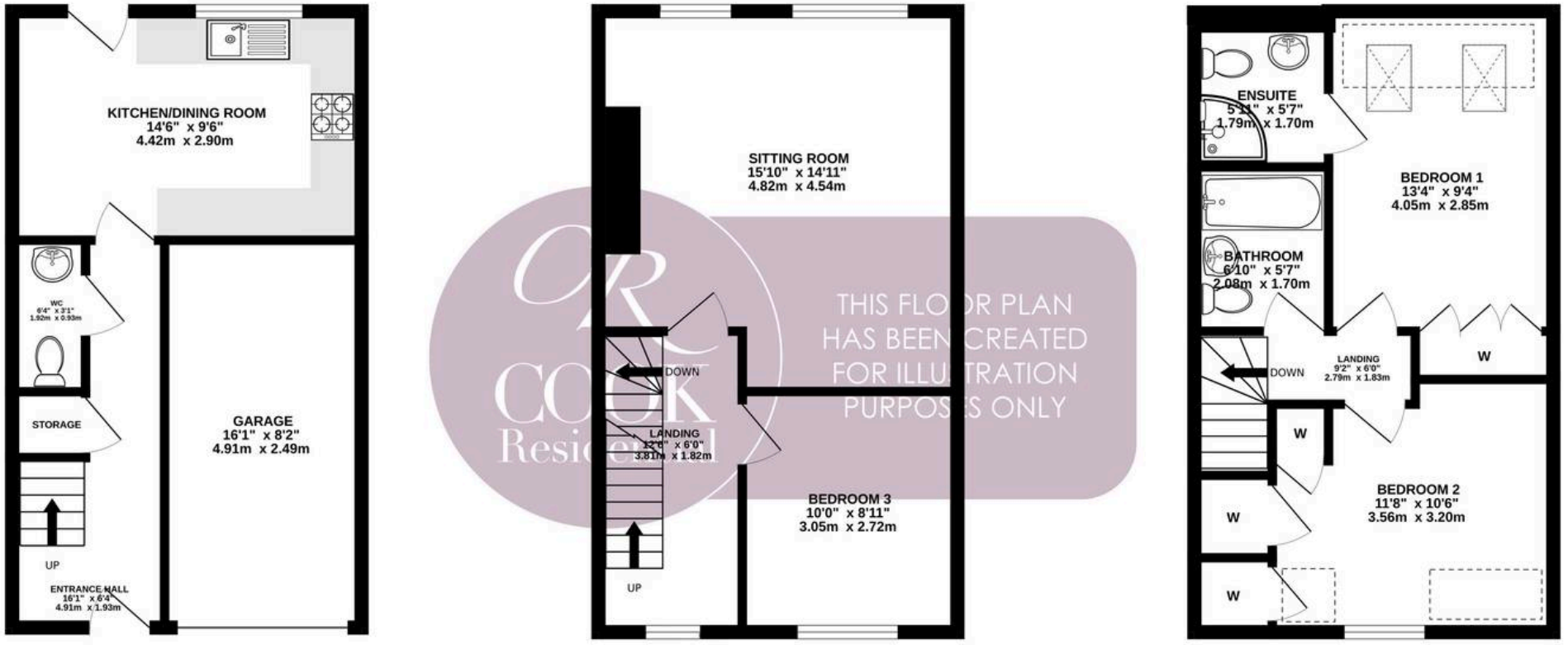
Location: Butterfield Court is situated in Bishops Cleeve, with access to the village's shops, cafés and everyday amenities, as well as road connections towards Cheltenham. The property is within the catchment area for Cleeve School; prospective purchasers should confirm eligibility with the school for the relevant year of entry.

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UND FLOOR
(34.5 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.

2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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