



9 Brunel Drive  
Gotherington, Cheltenham GL52 9EA



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £635,000

A FOUR BEDROOM MODERN FAMILY HOME situated in a VERY DESIRABLE LOCATION on the EDGE OF THE SPA TOWN OF CHELTENHAM, enjoying MASTER SUITE with EN-SUITE, GENEROUS KITCHEN / FAMILY ROOM, SEPARATE LOUNGE, STUDY, DOUBLE GARAGE and OFF ROAD PARKING, ENCLOSED GARDENS.

Gotherington is a charming semi-rural village on the northern edge of Cheltenham, offering an attractive blend of countryside living and excellent connectivity. Nestled between Bishops Cleeve and the Cotswold escarpment, the village is popular with families and professionals seeking a quieter pace of life while remaining within easy reach of Cheltenham, Tewkesbury and the M5. Gotherington benefits from a strong community atmosphere, a well-regarded primary school, village hall, local shop, traditional pub and access to beautiful walking routes and surrounding Gloucestershire countryside. The village also enjoys links to the heritage Gloucestershire Warwickshire Railway and offers a desirable village lifestyle close to Cheltenham.





Enter the property via composite part glazed door through to:

### ENTRANCE HALL

Wooden flooring, radiator, door to understairs storage cupboard, stairs to the first floor, side aspect UPVC double glazed window. Door to:

### KITCHEN / BREAKFAST ROOM

18'10 x 13'1 (5.74m x 3.99m)

Range of base, wall and drawer mounted units, five ring gas hob with extractor fan over, two built-in ovens, fridge / freezer, one and a half bowl single drainer sink unit with mixer tap over, space for table and chairs, radiator, breakfast bar, dishwasher, inset ceiling spotlights, rear aspect UPVC double glazed windows, rear aspect UPVC double glazed doors to the rear garden. Door to:

### UTILITY ROOM

Single bowl single drainer sink unit with cupboards below, wall mounted unit, plumbing for washing machine, further space for further fridge, side aspect part glazed composite door to the side.

FROM THE ENTRANCE HALL, DOOR TO:

### LOUNGE

18'10 x 12'5 (5.74m x 3.78m)

Two radiators, television point, two side aspect UPVC double glazed windows, front aspect UPVC double glazed window, rear aspect UPVC double glazed doors to the rear garden.

### DINING ROOM

10'9 x 10'7 (3.28m x 3.23m)

Radiator, front aspect UPVC double glazed window.

### CLOAKROOM

Low-level WC, pedestal wash hand basin with tiled splashback, radiator, extractor fan.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

### LANDING

Access to loft space via loft ladder, front aspect UPVC double glazed window.

### BEDROOM 1

12'5 x 10'1 max (3.78m x 3.07m max)

Radiator, television point, double wardrobes with hanging space and shelving, rear aspect UPVC double glazed window. Door to:

### EN-SUITE

Panelled bath, shower cubicle with fully tiled walls and rainfall head shower, pedestal wash hand basin, low-level WC, heated towel rail, partly tiled walls, inset ceiling lights, side aspect frosted UPVC double glazed window.

### BEDROOM 2

10'10 x 10'8 (3.30m x 3.25m)

Radiator, front aspect UPVC double glazed window.

### BEDROOM 3

12'6 x 9'3 (3.81m x 2.82m)

Radiator, double aspect windows to the front and side.

### BEDROOM 4

11'8 x 9'4 (3.56m x 2.84m)

Radiator, double aspect windows to the rear and the side.

### BATHROOM

Suite comprising panelled bath, double shower cubicle with fully tiled walls, pedestal wash hand basin, low-level WC, inset ceiling lights, tiled flooring, rear aspect frosted UPVC double glazed window.

### OUTSIDE

A driveway provides off road parking for three vehicles, which leads to:

### GARAGE

19'5 x 14'11 (5.92m x 4.55m)

Accessed via double opening doors, power and lighting, personal door to the rear garden.

A garden gate gives access onto a pathway to the front lawn, which continues to the front door. The front garden is laid to lawn with low level hedging. To the left hand side of the property, a gate gives access to the side and rear garden. The rear garden is predominantly laid to lawn with seating areas, raised flower beds, outside tap, all enclosed by fencing.

### SERVICES

Mains water, electricity, drainage and gas.

### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: F  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

Leave Cheltenham heading north on the A435 towards Bishops Cleeve. Continue through Bishops Cleeve and follow signs for Gotherington. Turn onto Gotherington Lane / Station Road into the village, continuing through the village centre and turn onto Malleson Road and continue along. The entrance to Brunel Drive will be found on your left hand side, just before exiting the village.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



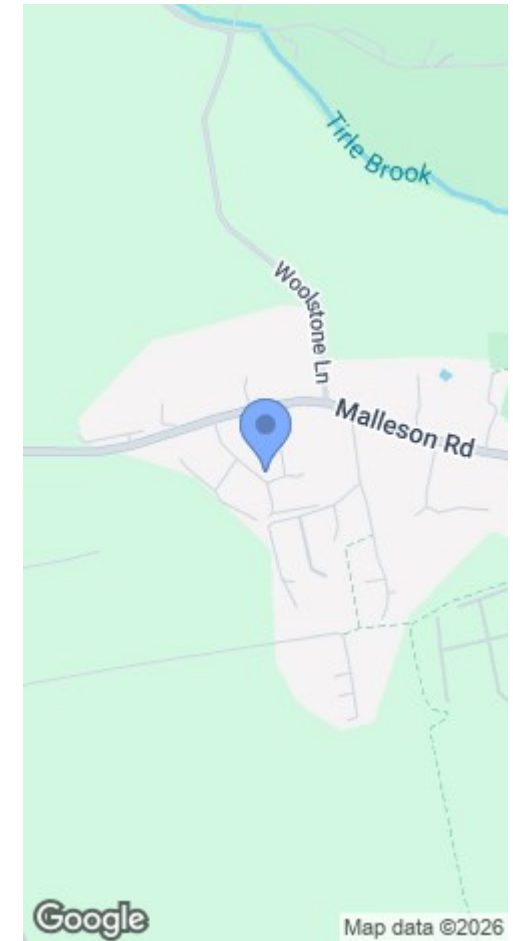
## 9 BRUNEL DRIVE, GOTHERINGTON, CHELTENHAM



Approximate floor area = 136.4 sq m / 1,468 sq ft    Garage - 27.0 sq m / 291 sq ft    TOTAL = 163.4 sq m / 1,759 sq ft



All measurements, including the floor area, are approximate and are for illustrative purposes only.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	92		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.