



10 SHUTTER LANE

Gotherington, GL52 9EZ



AN EXCEPTIONAL FIVE-BEDROOM FAMILY HOME,  
QUIETLY POSITIONED ON A PRIVATE ROAD WITHIN A  
HIGHLY REGARDED COTSWOLD VILLAGE.



Local Authority: Tewksbury Borough Council

Council Tax band: G

Tenure: Freehold



## KITCHEN AND LIVING

At the heart of the home lies a superb open-plan kitchen and breakfast room, beautifully appointed with a range of contemporary cabinetry, integrated appliances and a large central island providing both workspace and a social focal point. Fully retractable bifold doors open directly to the garden, creating a seamless flow between indoor and outdoor living. A separate utility room provides practical space for laundry and storage.

The formal dining room sits adjacent to the kitchen and is ideal for entertaining, featuring fully retractable bifold doors that open onto the garden. The generous sitting room enjoys dual-aspect windows, allowing sunlight to pour in. Completing the ground floor is a well-proportioned study, perfect for home working, and a welcoming entrance hall with cloakroom.







## BEDROOMS AND BATHROOMS

Upstairs, the principal bedroom is a serene retreat featuring built-in wardrobes and a stylish en suite shower room. Four further bedrooms are arranged around a central landing, all well-proportioned and versatile in use, with two further contemporary bathrooms serving the floor. The balance of space makes the home particularly suited to growing families or those seeking flexible guest accommodation.



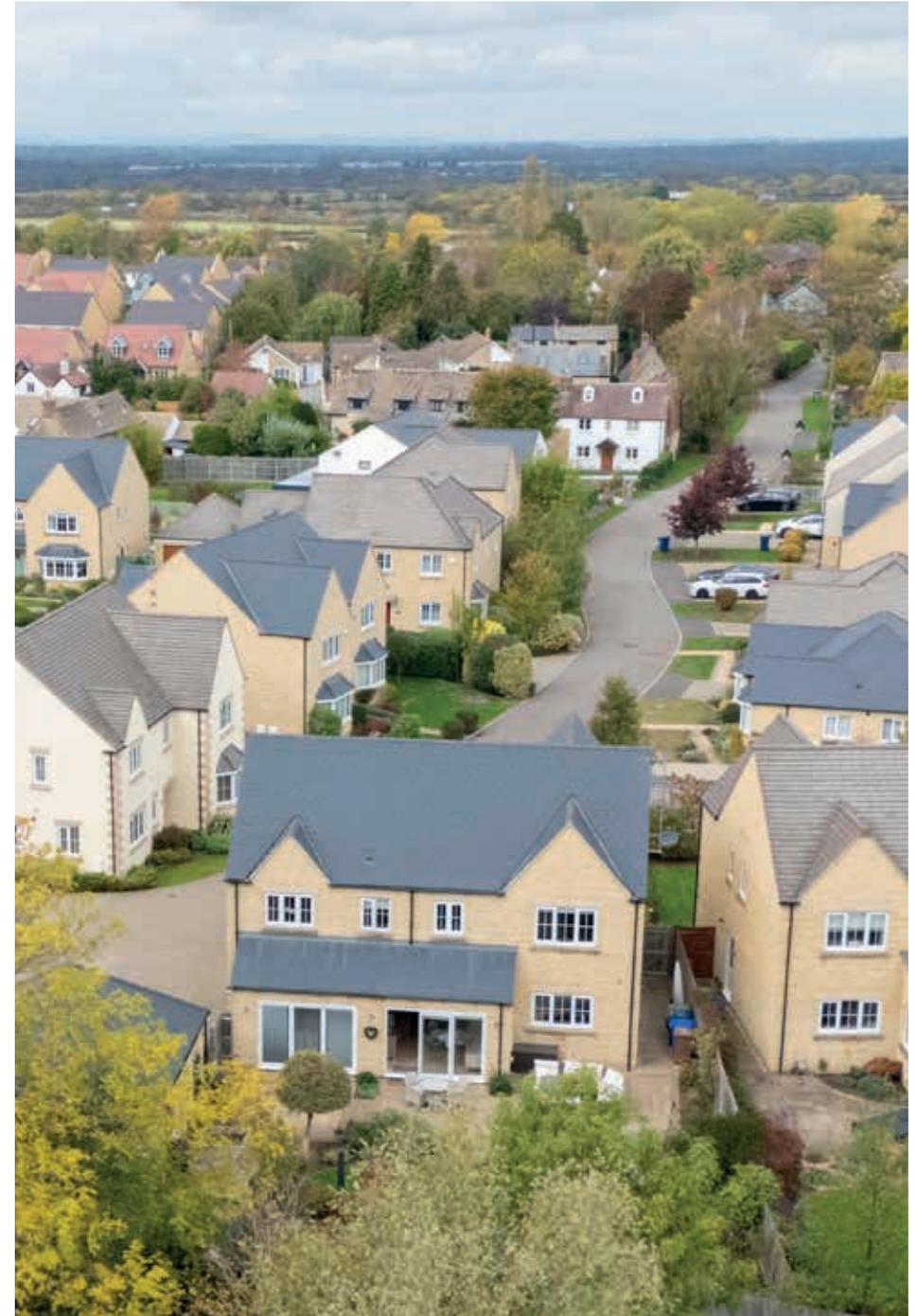




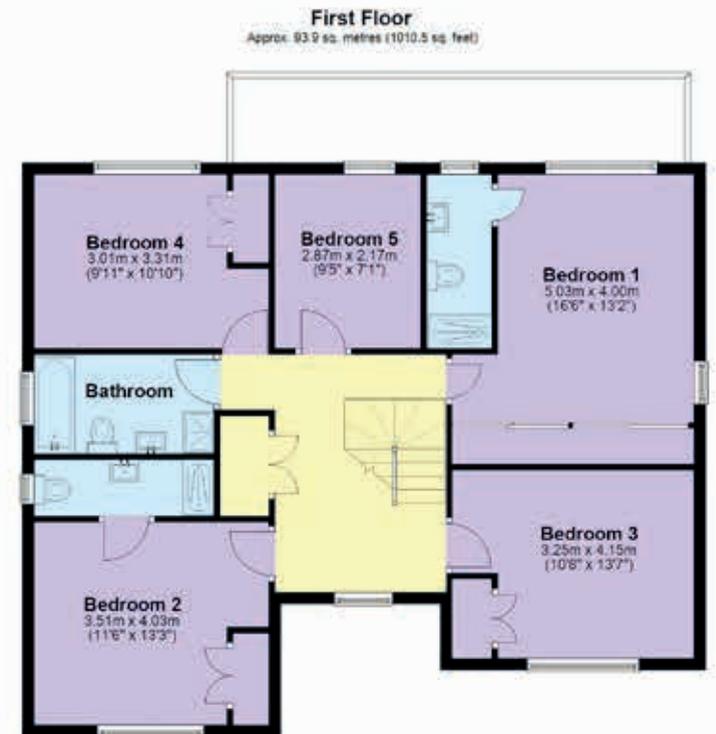
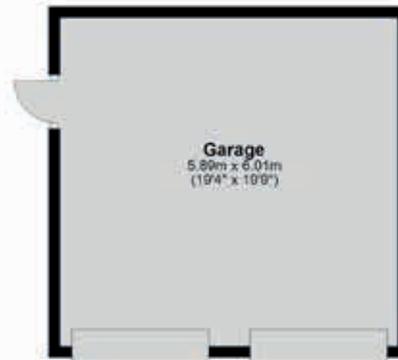
## GARDEN AND LOCATION

The south-facing rear garden is predominantly laid to lawn, bordered by well-stocked beds and a paved terrace ideal for alfresco dining and summer entertaining. To the front, the property enjoys a landscaped approach with a private driveway providing ample parking and access to the detached double garage, which benefits from power, lighting and EV charging facilities.

Shutter Lane enjoys an enviable position on the edge of the sought-after village of Gotherington, surrounded by open countryside and with views towards the Cotswold escarpment. The village itself offers a welcoming community, a local pub, primary school, and excellent access to nearby Bishops Cleeve and Cheltenham, both offering a wide range of amenities, shops and highly regarded schooling.







Approximate Gross Internal Area = 202.8 sq m / 2182.9 sq ft  
Garage Approximate = 35.4 sq m / 381 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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