



**Ryecroft,
Market Lane, Greet,
Cheltenham,
GL54 5BJ.**

**A 1960's chalet style property
set in a large garden
with views over open countryside.**

Recessed Porch, Reception Hall,
Sitting/Dining Room,
Kitchen/Breakfast Room,
Study, Cloakroom,

3 Bedrooms, Bathroom, Separate WC.

Garage,
Large Garden Adjoining Open Fields.

Price: £325,000 Freehold

SITUATION

The property is situated in a quiet location on the edge of this north Gloucestershire village adjoining open countryside.

The old market town of Winchcombe which boasts a wide range of facilities is about one mile distant, and the regional centre of Cheltenham about eight miles distant.

DESCRIPTION

"Ryecroft" is a chalet style property, constructed in the 1960's with reconstituted Cotswold stone elevations with double glazed windows, under a pitched and tile covered roof.

The property offers accommodation, briefly described as follows:

ACCOMMODATION

Recessed Porch:

Door leading to:

Reception Hall:

Radiator, parquet flooring, understairs storage cupboard.

Sitting Room/Dining Room:

Radiator, open tiled fireplace with tiled hearth, parquet flooring, patio garden to rear garden.

Kitchen/Breakfast Room:

A range of floor and wall cupboards, work surfaces, space for cooker, stainless steel cooker hood, dishwasher, single drainer stainless steel sink unit with mixer taps, tiled floor, rear door.

Cloakroom:

Hand basin, low level w.c., tiled floor.

Study:

Laminated timber flooring, shelving, airing cupboard.

Landing:

Trap door to roof area.

Bedroom 1:

Views to the surrounding Cotswold Hills, radiator, double wardrobe, store cupboard, laminated timber flooring.

Bedroom 2:

Views to the front, radiator, wide hanging recess, store cupboard.

Bedroom 3:

Views to the rear, laminated timber flooring, radiator, coved ceiling.

Bathroom:

Panelled bath, pedestal basin, shower cubicle, shaver point, chromium heated towel rail.

Separate WC:

Low flush suite, half tiled walls.

Garage:

Up and over door, side door, timber garden store, aluminium greenhouse.

The Gardens:

To the front of the property there is a tarmac driveway, extensive areas of lawn, shrubs and bushes. To the rear there is a paved terrace, , ornamental pond, sweeping areas of lawn, cold water tap, and an extensive vegetable garden.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Tenure & Possession:

Freehold with vacant possession upon completion.

Local Authority:

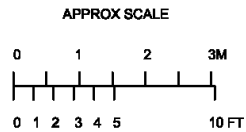
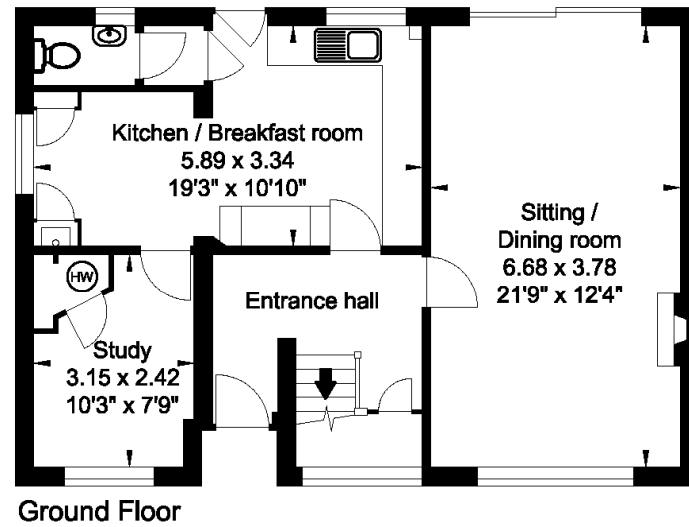
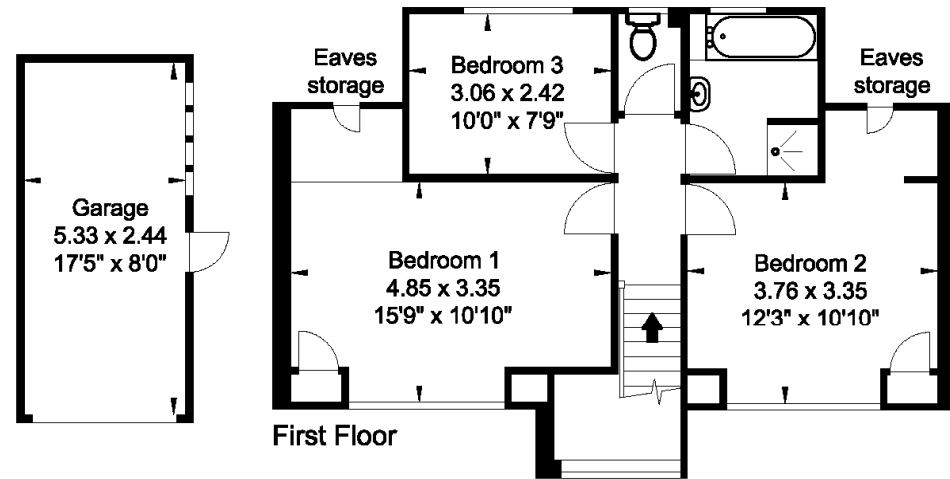
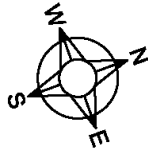
Tewkesbury Borough Council: 01684 295010.

Viewing:

Strictly by prior appointment through the sole agents Charles Lear & Company, 101/103, Promenade, Cheltenham, GL50 1NW. Telephone: 01242 222722.

IMPORTANT NOTICE

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Approximate Gross Internal Floor Area:
 House: 120 sq m. 1,292 sq ft.
 Garage: 13 sq m. 140 sq ft.
 Total: 133 sq m. 1,432 sq ft.
 Cotswold Plans Ltd. 01386 430176
 29.4.2009 ma/4658

**Ryecroft
Greet**

This plan is for guidance only and must not be relied upon as a statement of fact.
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