



Chapel Lane, Woodmancote, Cheltenham, GL52
£525,000

**ADAM
HALLIWELL**
property

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Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

A three-bedroom detached home dating from the 1950s, set in a peaceful no-through lane on the edge of Woodmancote, at the foot of Cleeve Hill. Already extended to create a generous kitchen/diner and family room, it offers around 1,250 sq ft of internal accommodation, a garden, garage and powered outbuilding. Further potential to extend, subject to the necessary consents. No onward chain.

- 1950s-built detached house
- Three bedrooms
- Approximately 1,250 sq ft of internal accommodation
- Extended kitchen/diner and family room
- Separate living room with bay window
- Two side storerooms, including a utility area with plumbing for a washing machine
- Ground-floor WC
- Rear garden with a powered outbuilding
- Driveway parking and garage
- Peaceful no-through lane near Cleeve Hill walks further

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Tucked away in Chapel Lane, this detached home enjoys a quiet setting close to countryside walks around Cleeve Hill and a short walk to the Apple Tree pub and village shop. Neighbouring homes give the lane a residential feel, while its position on the fringe of Woodmancote puts the surrounding countryside within easy reach.

The ground floor has a living room with a front bay window and fireplace. To the rear, the kitchen/diner opens into an extended family room, creating a generous space for everyday living and entertaining. Rooflights and glazed doors bring natural light into the family room and connect it to the garden.

A side passage gives access to two useful storerooms, one of which is used as a utility area and has plumbing for a washing machine. There is also a ground-floor WC. Upstairs are three bedrooms and a bathroom fitted with both a bath and separate shower.

Outside, the property has ample driveway parking and a garage. The rear garden offers lawn and patio space, together with a substantial outbuilding with power, which the current owners have used for various purposes over the years.

With approximately 1,250 sq ft of internal accommodation, plus the garage and outbuilding, this is a home with plenty of room to enjoy now and scope to adapt further. Any additional extension would be subject to the necessary permissions and consents. The property is offered for sale with no onward chain.





Bedrooms: | **Bathrooms:** | **Receptions:**
3 | 2 | 2

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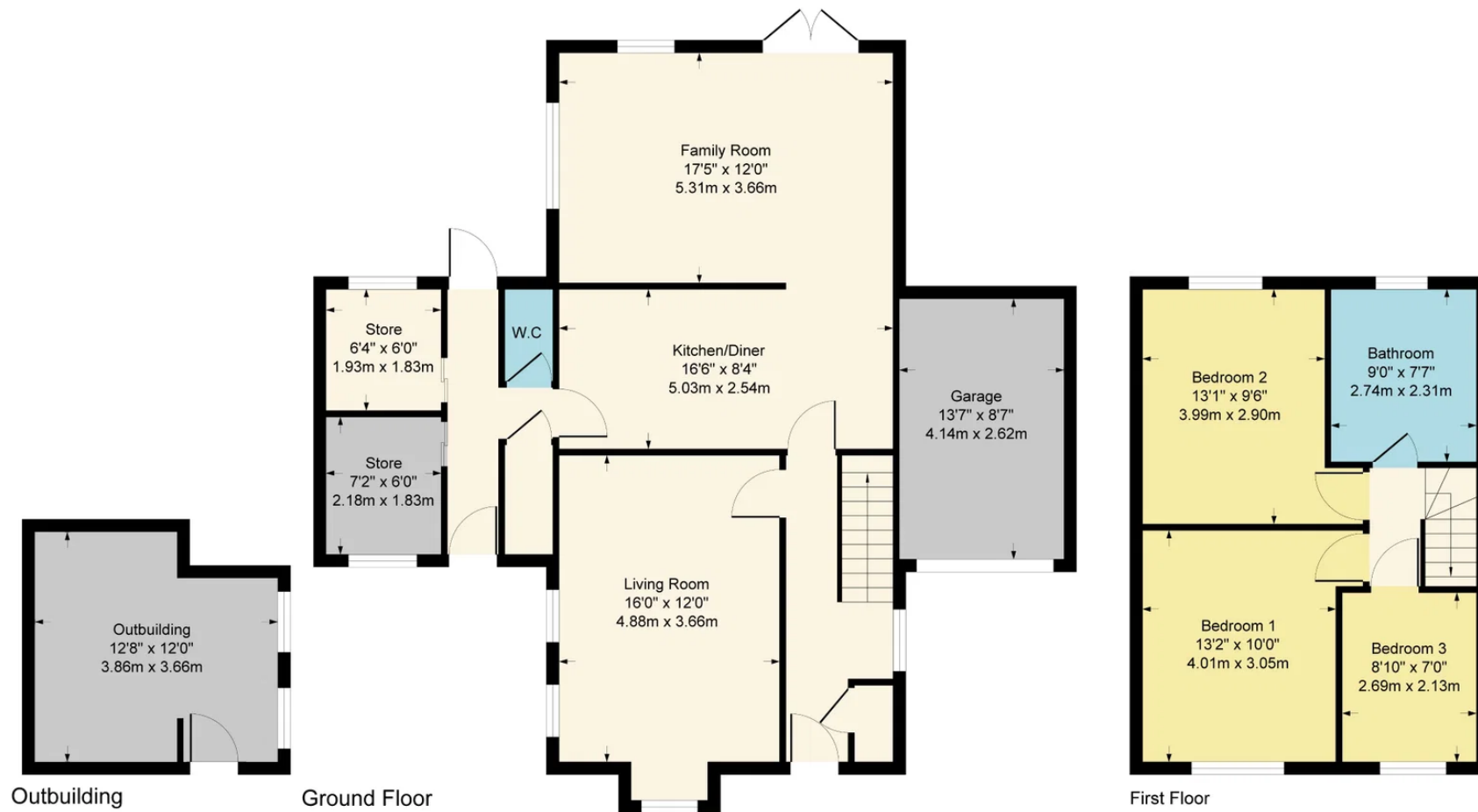
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 1250 sq ft - 116 sq m

Garage Area = 117 sq ft - 11 sq m

Outbuilding Area = 139 sq ft - 13 sq m

Total Area = 1506 sq ft - 140 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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