



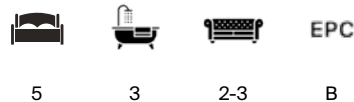
4 THE CARRIAGES CLOSE

Greet, GL54 5BU



EVESHAM ROAD, GREET, GLOUCESTERSHIRE, GL54 5BU

A substantial and versatile detached family home offering generous accommodation, garaging and dedicated home working space, set within a small and exclusive development on the edge of the Cotswolds.



Local Authority: Tewkesbury Borough Council

Council Tax Band: G

Tenure: Freehold

Winchcombe 1 mile, Broadway 8 miles, Cheltenham 10 miles, Stow-on-the-Wold 14 miles, Cirencester 27 miles, Oxford 43 miles, London 100 miles (Distances approximate)

Services: All mains services are connected.

Guide Price: £1,250,000



THE PROPERTY

Situated within a private close just outside the sought-after village of Greet, this well-proportioned detached home provides flexible accommodation arranged over two floors.

Extending to approximately 2,788 sq ft of main residential accommodation, with additional garage space increasing the overall footprint to around 3,729 sq ft, the property is well suited to modern family living, with the benefit of useful supporting space.









GROUND FLOOR

The entrance hall forms a central point to the ground floor, with stairs rising to the first floor and doors opening to the principal reception areas.

The kitchen / dining room is a particular feature, extending to over 42 ft in length and providing a generous everyday living space with ample room for both cooking and dining.

A separate sitting room offers a more formal reception space, while an adjoining family room provides further flexibility and could be used as a snug, playroom or additional reception room if required.

A ground floor cloakroom completes the ground floor accommodation.







1ST FLOOR

The first floor provides five bedrooms, arranged off the landing. The principal bedroom has fantastic views to the Cotswold Hills, it is a generous size proportioned and benefits from having an en suite shower room and a walk in wardrobe.

There is a guest bedroom with en suite facilities, together with three further bedrooms served by a beautifully fitted family bathroom, creating balanced and practical accommodation for family and guests alike.







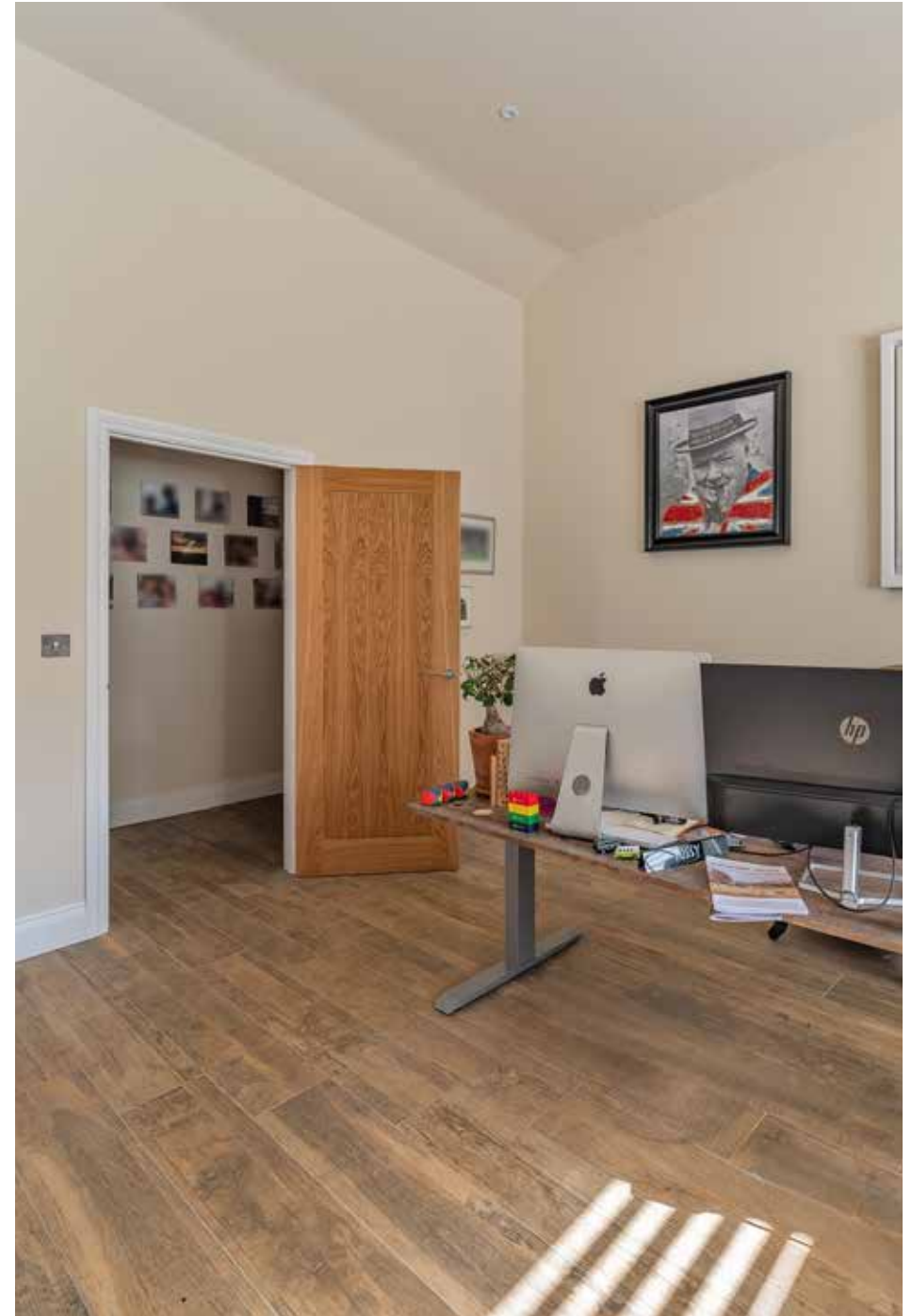
GARDEN AND GARAGE

The house faces east/west with the pretty rear garden getting the best of the afternoon and evening sunshine.

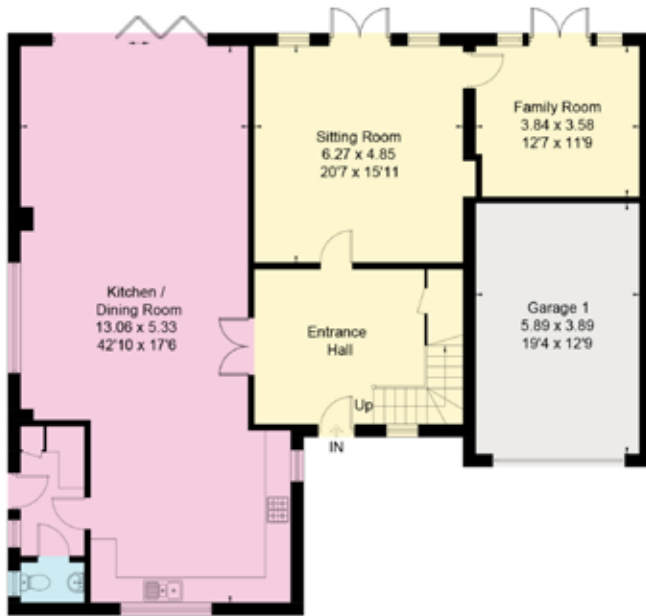
To the front, there's plenty of off-road parking together with both integral and detached garaging.

The detached garage building also incorporates a home working space with its own kitchenette and WC, providing practical additional accommodation well suited to working from home, subject to individual requirements.

The overall setting offers a pleasant degree of privacy within this small residential development.

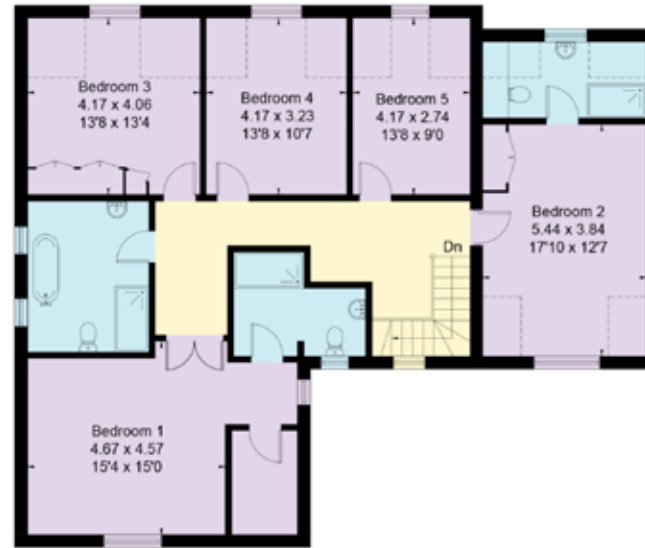




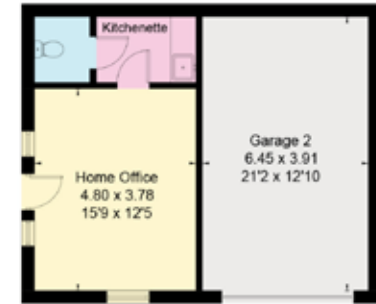


Ground Floor

Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 274.1 sq m / 2951 sq ft
 Garages and Home Office = 72.3 sq m / 778 sq ft
 Total = 346.4 sq m / 3729 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)



Tom Banwell

01242 246 951

tom.banwell@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade

Cheltenham, GL50 1NW

knightfrank.co.uk

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