



REDWOOD LODGE
Oxenton | Cheltenham | Gloucestershire | GL52 9SE

Welcome to... REDWOOD LODGE

Set within the Gloucestershire village of Oxenton, this impressive four-bedroom detached home has undergone a comprehensive programme of renovation, creating a stylish and highly versatile family residence that combines contemporary living with a wonderful rural setting.

From the moment of arrival, the quality and attention to detail are immediately apparent. The spacious entrance hall provides an impressive introduction to the property and leads to a useful cloakroom, study and the principal living accommodation.

At the heart of the home is a superb open-plan living, dining and kitchen space, designed perfectly for modern family life and entertaining. The kitchen has been beautifully appointed with a generous range of cabinetry,

extensive work surfaces and a central island/breakfast bar, while the adjoining living and dining areas create a wonderfully sociable environment with views and access towards the garden.

A separate utility room adds further practicality.

The ground floor offers the considerable advantage of three double bedrooms, providing exceptional flexibility for families, guests or those requiring single-level living. Two of the bedrooms benefit from their own en suite facilities.

The first floor provides a further generous double bedroom with en suite, creating a private principal or guest suite away from the main living accommodation.









Explore outside... REDWOOD LODGE

Outside, the property is approached via a substantial driveway providing ample parking and access to the integral garage.

To the rear is a particularly attractive and generous garden, with established planting, entertaining areas and an enviable sense of space.

The property's position also affords wonderful open views across the surrounding countryside, adding considerably to its appeal.

Further enhancing the property's future potential is planning permission already granted for a single-storey rear extension, which will create an additional reception room, together with permission to extend into the roof space to provide a further bedroom. This offers an incoming purchaser the opportunity to significantly increase the accommodation and the long-term value of the home, subject to the approved plans and

relevant conditions. To view the approved plans, please search planning reference number: 23/00106/FUL

Offered for sale with no onward chain, this is a rare opportunity to acquire a substantially renovated detached home in a desirable Gloucestershire village, with superb existing accommodation, generous outside space and considerable scope for future enhancement.

KEY FEATURES

- Beautifully renovated four-bedroom detached home in desirable village
- Stylish and contemporary accommodation throughout
- Impressive open-plan living, dining and kitchen space
- Three double bedrooms to the ground floor

- Three en suite bedrooms, including the first-floor bedroom
- Separate study, cloakroom and useful utility room
- Generous driveway parking and garage
- Large private garden with wonderful open countryside views
- Planning permission granted for a further bedroom and additional rear reception room

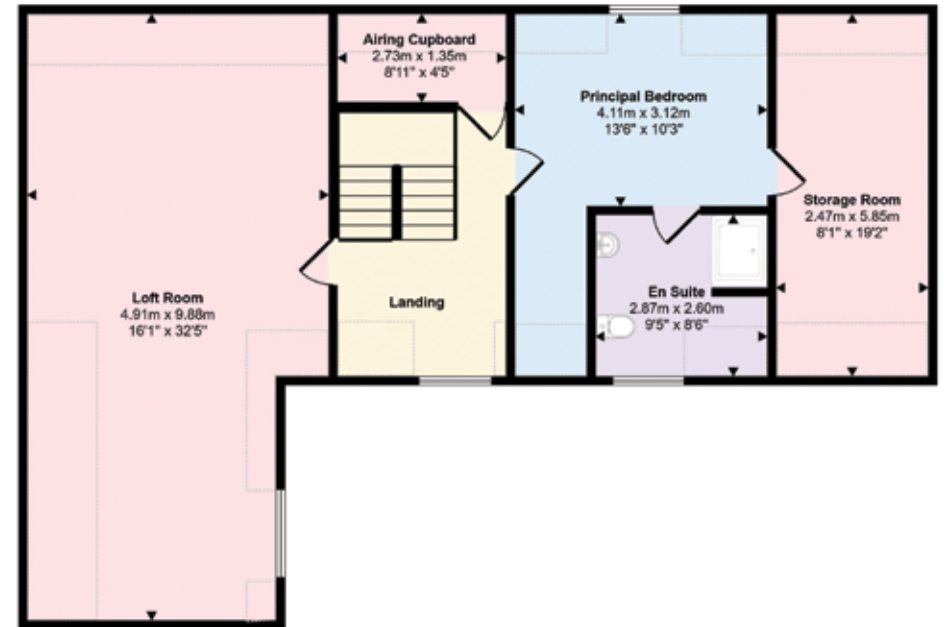
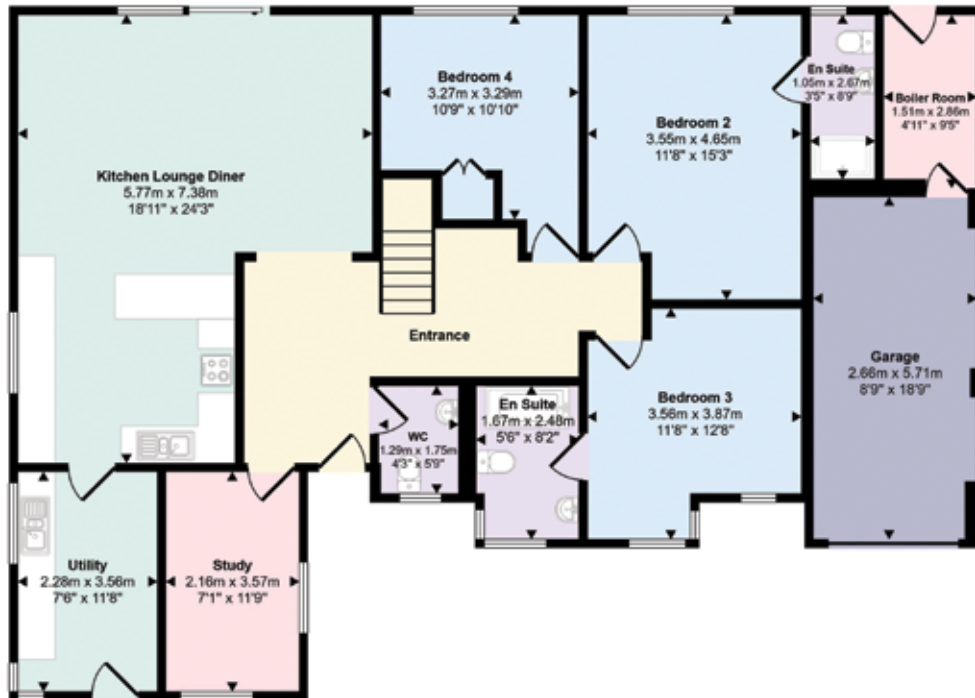
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL52 9SE.

Upon driving through the village, the property can be found on your right as advertised by our For Sale sign.



Approx Gross Internal Area
246 sq m / 2644 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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