



**Dewey Close, Woodmancote, Cheltenham, GL52**  
**£435,000**

**ADAM  
HALLIWELL**  
property

**exp** UK

**Property Type:** Detached House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

An immaculate three-bedroom detached house in an elevated Woodmancote cul-de-sac, offering modern family-friendly living with open-plan kitchen/diner, en-suite main bedroom, private rear garden, garage with driveway parking, and excellent access to both countryside walks and Cheltenham's amenities.

- Immaculate three-bedroom detached house
- Sought-after Woodmancote village location
- Open-plan modern kitchen diner
- Main bedroom with en-suite
- All bedrooms with built-in storage
- Private rear garden with patio
- Garage plus side-by-side driveway
- Elevated cul-de-sac setting
- Easy access to Cleeve Hill countryside
- Convenient for Cheltenham town and rail



**ADAM  
HALLIWELL**  
property

exp UK

This smart three-bedroom detached house is offered for sale in an elevated cul-de-sac in the sought-after village of Woodmancote, at the foot of Cleeve Hill on the edge of Cheltenham. Well suited to families and downsizers, the property combines practical modern living with access to extensive local amenities and green spaces.

The ground floor features a porch, hall, living room and an open-plan kitchen/diner, complemented by neutral décor. A downstairs WC adds further convenience. Patio doors lead out to a private rear garden, providing an attractive setting for outdoor dining and relaxation. To the front, there is a single garage with side-by-side parking on the driveway.

Upstairs, the bedroom accommodation is well planned. The main bedroom is a double with built-in wardrobes and an en-suite shower room. The second bedroom is also a double with built-in wardrobes, while the third bedroom is a good single, again benefiting from built-in storage. There are two bathrooms in total, supporting comfortable family living. The property has an EPC rating of C and falls within Council Tax Band E.

Woodmancote is popular with those seeking access to countryside walking and cycling routes, with Cleeve Hill and surrounding green spaces close by. Local amenities in the village and nearby Bishop's Cleeve include supermarkets, cafés, pubs and everyday services, supporting convenient day-to-day living. The area is well-regarded for its nearby schools, making this location particularly practical for families.

Cheltenham town centre is easily reached by car or local bus services, offering a wider range of shops, restaurants and cultural facilities. Cheltenham Spa railway station provides regular services to Bristol, Birmingham and London; journeys to Birmingham New Street typically take around 45–60 minutes, with services to London Paddington from approximately two hours, subject to the timetable.

This detached house in Woodmancote presents a well-maintained, ready-to-occupy home in a desirable village setting, with practical modern features, private garden and excellent access to both countryside and town amenities.





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

This smart three-bedroom detached house is offered for sale in an elevated cul-de-sac in the sought-after village of Woodmancote, at the foot of Cleeve Hill on the edge of Cheltenham. Well suited to families and downsizers, the property combines practical modern living with access to extensive local amenities and green spaces.

The ground floor features a porch, hall, living room and an open-plan kitchen/diner, complemented by neutral décor. A downstairs WC adds further convenience. Patio doors lead out to a private rear garden, providing an attractive setting for outdoor dining and relaxation. To the front, there is a single garage with side-by-side parking on the driveway.



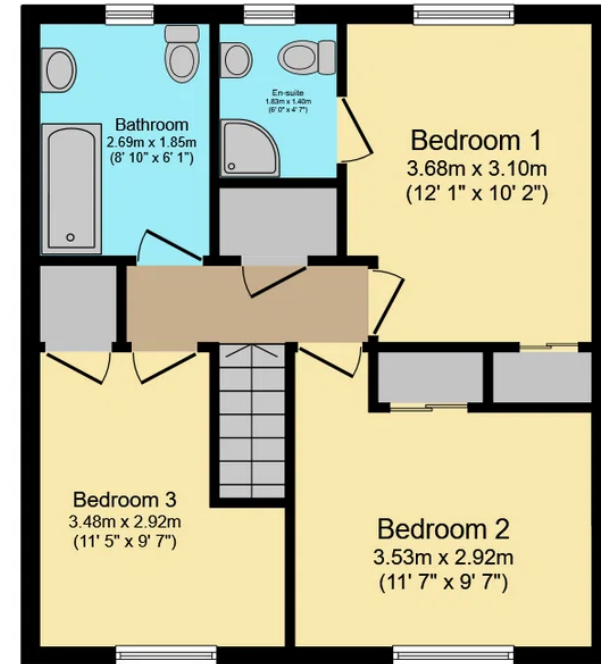
Upstairs, the bedroom accommodation is well planned. The main bedroom is a double with built-in wardrobes and an en-suite shower room. The second bedroom is also a double with built-in wardrobes, while the third bedroom is a good single, again benefiting from built-in storage. There are two bathrooms in total, supporting comfortable family living. The property has an EPC rating of C and falls within Council Tax Band E.

Woodmancote is popular with those seeking access to countryside walking and cycling routes, with Cleeve Hill and surrounding green spaces close by. Local amenities in the village and nearby Bishop's Cleeve include supermarkets, cafés, pubs and





**Ground Floor**  
Floor area 71.1 sq.m. (765 sq.ft.)



**First Floor**  
Floor area 47.7 sq.m. (514 sq.ft.)

**Total floor area: 118.8 sq.m. (1,279 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Adam Halliwell Property  
t: 01242 906586  
e: [adam.halliwell@exp.uk.com](mailto:adam.halliwell@exp.uk.com)  
w: [www.adamhalliwell.exp.uk.com](http://www.adamhalliwell.exp.uk.com)

**ADAM  
HALLIWELL**  
property

POWERED BY  
**exp** UK