



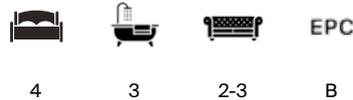
ROSEWOOD

Gretton, GL54 5HH



GRETTON FIELDS, GRETTON, CHELTENHAM, GL54 5HH

Set at the end of a private drive in a village location, a beautifully built Cotswold stone family home set in a generous plot with a large double garage.



Local Authority: Tewkesbury Borough Council

Council Tax Band: G

Tenure: Freehold

Winchcombe 3 miles, Tewkesbury 8 miles, Cheltenham 11 miles, Cirencester 24 miles, Oxford 44 miles, London 97 miles (all distances are approximate).

Services: Mains water, gas, electricity and mains drainage are connected to the property. Photovoltaic panels are attached to the rear of the garage.

Guide Price: £750,000



KITCHEN AND LIVING

Completed in 2019 and built of a local Syreford stone, 'Rosewood' is one of two individual family homes that boasts a generous garden and a private location. The property is modern, well designed and finished to a high standard.

A spacious entrance hall with a galleried landing leads to the double aspect sitting room, which features a wood burner and opens to the garden through French doors.

The open plan kitchen and dining room forms the main living space, with high quality units, integrated appliances and an instant hot and cold water tap. Bi folding doors provide direct access to the garden. A further reception room is currently used as a playroom. A cloakroom and utility room complete the ground floor.







BEDROOMS AND BATHROOMS

An oak and glass staircase rises to the first floor where the accommodation is arranged around a central landing. There are four well proportioned double bedrooms, each with pleasant outlooks. The principal bedroom includes a generous dressing room and a well appointed en suite bathroom. Bedroom two also benefits from fitted wardrobes and its own en suite shower room. Bedrooms three and four overlook the rear garden and share the family bathroom, creating a balanced layout that suits both family living and visiting guests.



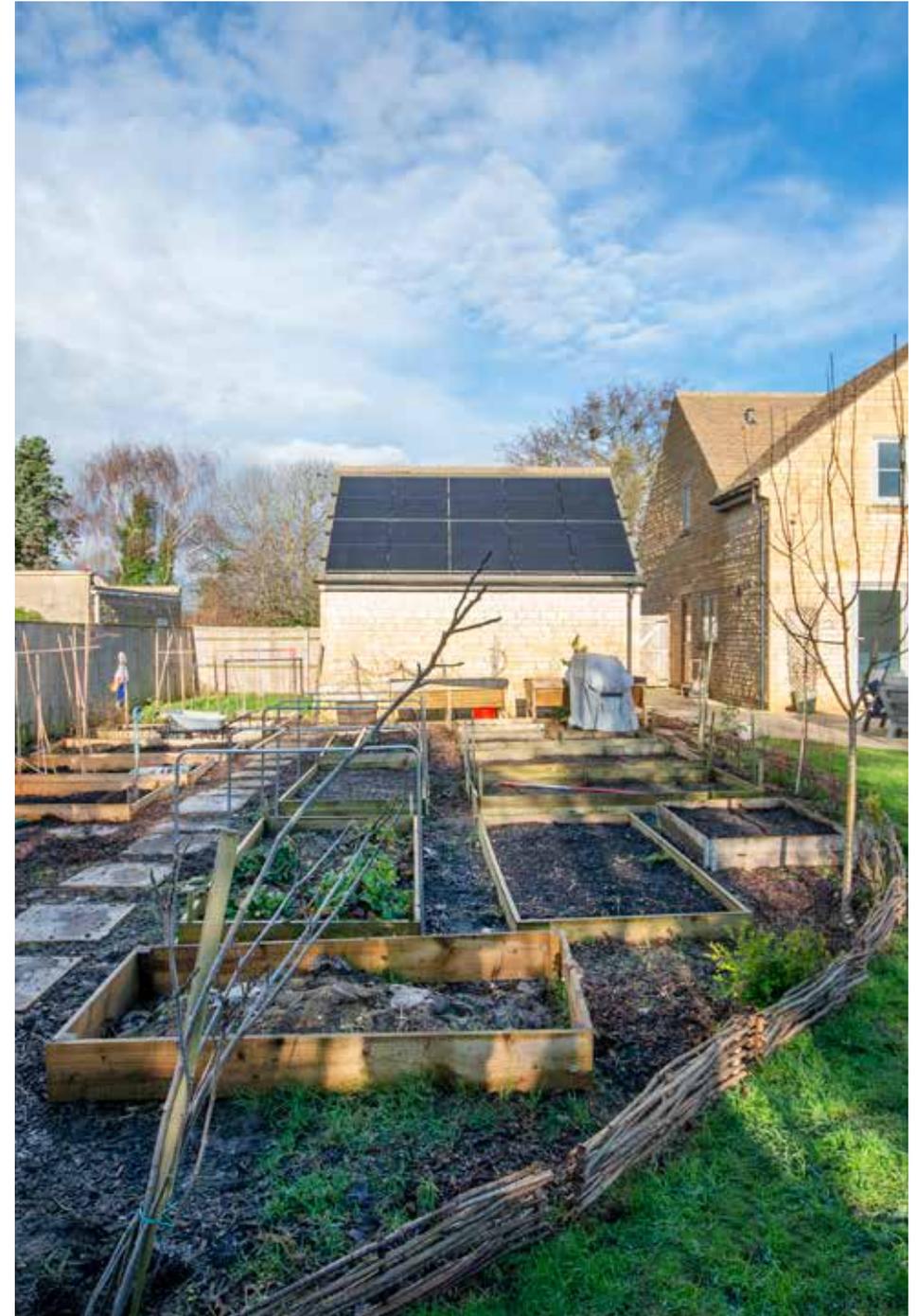




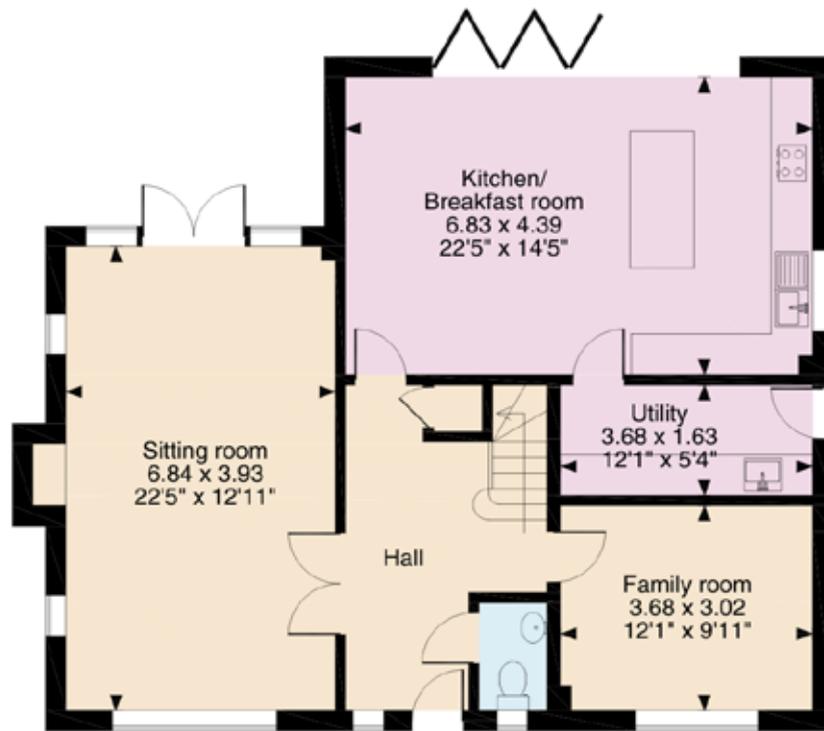
GARDEN AND LOCATION

To the front of the property, the house sits back from the driveway with parking available in front of the house and double garage.

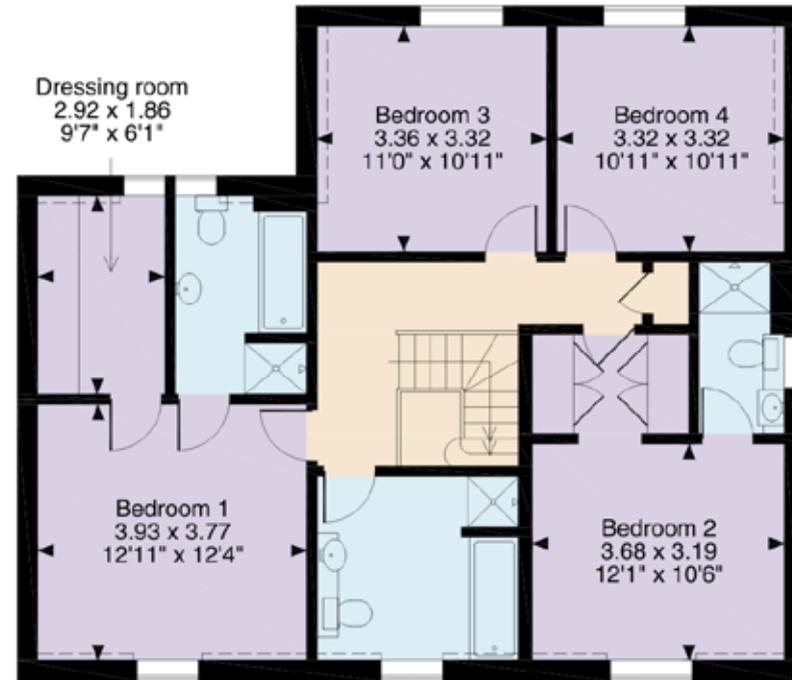
Surrounded by the Cotswold Area of Outstanding Natural Beauty, the village of Gretton Fields is just nine miles north of the fashionable Regency Spa town of Cheltenham. The pretty market town of Winchcombe is about two and a half miles away and has a range of shops, a supermarket, pubs and restaurants and good secondary school. Gretton Fields shares the amenities of the nearby village of Gretton which centres on the excellent primary school, church, village hall, children's play area and the well patronised public house, the Royal Oak. Cheltenham can be reached in less than 30 minutes by car and there is a regular bus service.







GROUND FLOOR



FIRST FLOOR

--- Denotes restricted head height

Approximate Gross Internal Area = 179 sq m / 1,924 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)



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