



A SPACIOUS MODERN HOME WITH FLEXIBLE LIVING, A GENEROUS GARDEN, ADDITIONAL SPACES THAT INCLUDE A SEPARATE HOME OFFICE AND A GYM.

Winchcombe 1 mile • Broadway 8 miles • M5 junction 9 (N&S) 8 miles • Cheltenham 10 miles • Stow-on-the-Wold 14 miles • Cirencester 27 miles • Oxford 43 miles • London 100 miles (Distances approximate).



Local Authority: Tewksbury Borough Council
Council Tax Band: F
Tenure: Freehold
Services: All mains services are connected.

Guide Price: £850,000





LIVING AND SLEEPING

Presented in excellent condition throughout with tasteful modern finishes, the property offers a well-balanced family layout with bright open spaces and excellent versatility. The ground floor centres on a generous open plan kitchen and dining area, designed for everyday living and entertaining. The kitchen features a large central island leaving plenty of room for a family table, with bi-folding doors opening directly to the garden terrace. A separate utility sits just off the dining area. To one side of the house is a comfortable living room and an additional playroom, giving the option to have either a snug, games room or study area. The ground floor also includes the reception hall, a WC and a front porch. Upstairs, the house has four bedrooms, all with pleasant views. The main bedroom has an en-suite shower room and a dual aspect over the garden, bedrooms 2 and 3 also sit to the rear of the house and both have built in wardrobes. Bedroom 4 is a large single bedroom and a family bathroom completes the first floor.









GARDEN AND OUTBUILDING

In addition to the large private garden, one of the key highlights of the property is the detached outbuilding. This versatile building offers a substantial, purpose-built home office, ideal for anyone working from home or needing a quiet, dedicated space. Alongside it is a second room of similar size, giving plenty of flexibility for use as a gym, creative studio or an additional workspace depending on your needs.

The outbuilding is complemented by a generous garage, with ample parking in front for several cars, making the property particularly practical for families or households with multiple vehicles.

At the far end of the garden, the boundary meets the embankment of the charming, volunteer-run steam railway. The heritage trains gently pass by on their route between Cheltenham Racecourse and Broadway, adding a lovely touch of character and nostalgia to the setting.

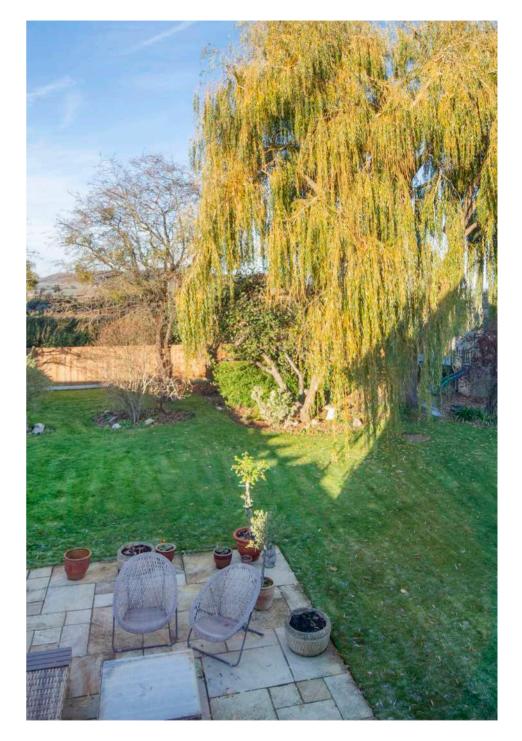




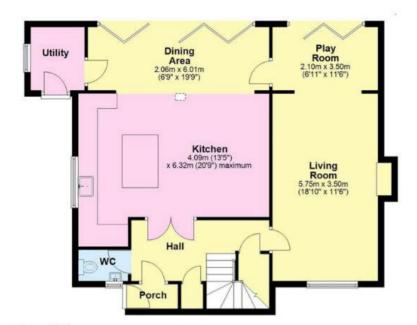
AREA AND LOCATION

Set in an Area of Outstanding Natural Beauty, on the edge of the Cotswolds, the village of Gretton is just nine miles north of the fashionable Regency Spa town of Cheltenham. The pretty market town of Winchcombe is about a mile away and has a range of shops, a supermarket, pubs and restaurants and good secondary school.

Gretton village has an active community that 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. Tewkesbury and the M5 are less than 9 miles to the west.



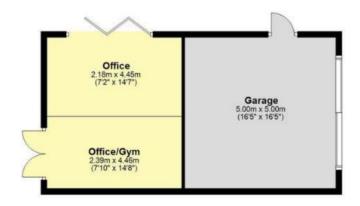






Ground Floor

First Floor



Garage and Outbuildings (Not shown in actual location/orientation)



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