



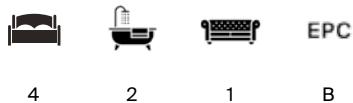
9 BRUNEL DRIVE

Gotherington, GL52 9EA



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A modern four-bedroom family home set in a peaceful village location with excellent access to Cheltenham and the Cotswolds.



Local Authority: Tewkesbury Borough Council

Council Tax band: F

Tenure: Freehold

Services: All main services are connected

Winehcombe 5 miles, Cheltenham 6 miles, Stow-on-the-Wold 20 miles, Burford 30 miles, Oxford 47 miles, London 97 miles (All distances are approximate).

Guide Price: £650,000



KITCHEN AND LIVING

At the heart of the home is the spacious kitchen and dining room, extending the full width of the house and designed as a bright, sociable space for everyday living. With generous room for a dining table and direct access to the rear garden, it functions as a natural hub of the property. The layout provides ample work surfaces and storage, with the adjoining utility room offering convenient additional space for laundry and household tasks.

The sitting room, positioned to the front of the house, is a well-proportioned and inviting reception room featuring dual-aspect windows that draw in natural light throughout the day. Its size and shape allow for versatile furniture arrangements, making it equally suitable for relaxed family time or more formal entertaining. The ground floor also includes a separate study, providing a quiet and dedicated workspace







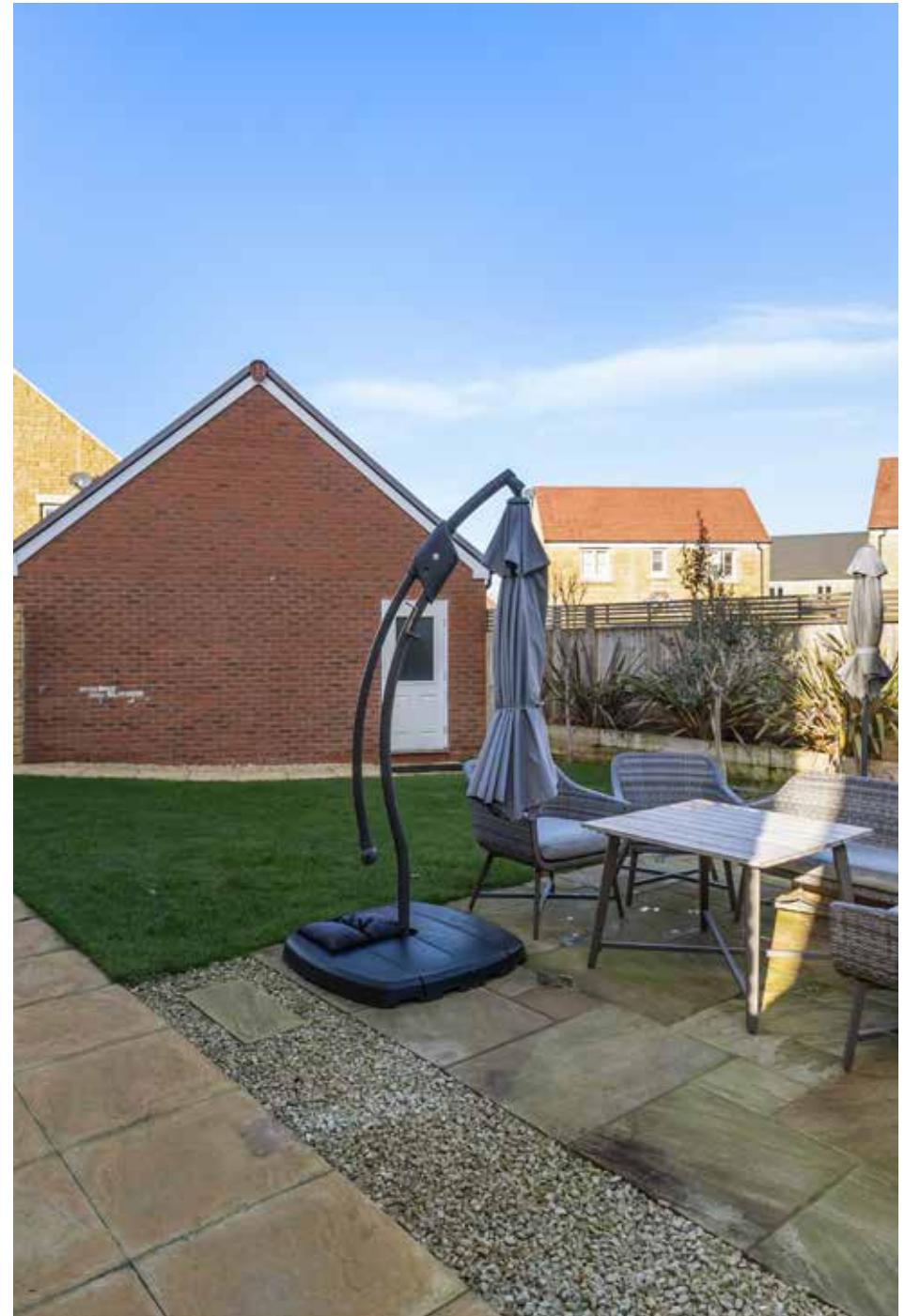
BEDROOMS AND BATHROOMS

The first floor offers four well-proportioned bedrooms arranged around a central landing, creating a balanced and practical layout for family living. The principal bedroom sits to the rear of the house and benefits from a generous footprint, with space for freestanding furniture and a contemporary en suite shower room positioned conveniently beside it. Two further double bedrooms are located to the front and rear respectively, each offering good proportions for children, guests or flexible use. A fourth bedroom, set to the rear and overlooking the garden, is ideally suited as a home office or nursery.

Completing the accommodation is a well-appointed family bathroom, featuring a bath with overhead shower, basin and WC, positioned centrally for ease of access. The layout ensures privacy for the principal suite while maintaining a comfortable and functional arrangement for modern family life.





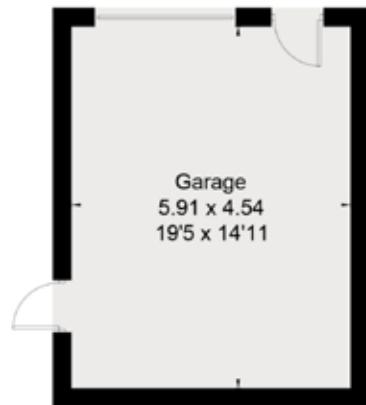


GARDEN AND GARAGE

The rear garden provides a private and secure outdoor space, accessed directly from the kitchen and dining room, creating a natural extension of the main living area. Laid predominantly to lawn, with ample room for outdoor seating or family use, it offers a low-maintenance setting that can be easily personalised. The position of the garden ensures good levels of daylight throughout the day, making it a pleasant space for both relaxation and entertaining.

To the side of the property, and accessed via the driveway, is a substantial detached garage measuring 5.91m x 4.54m (19'5" x 14'11"). This provides excellent storage capacity, with plenty of scope for housing a vehicle, bicycles or garden equipment. The generous proportions also offer potential for use as a workshop or hobby space, subject to any necessary permissions. The driveway in front of the garage provides

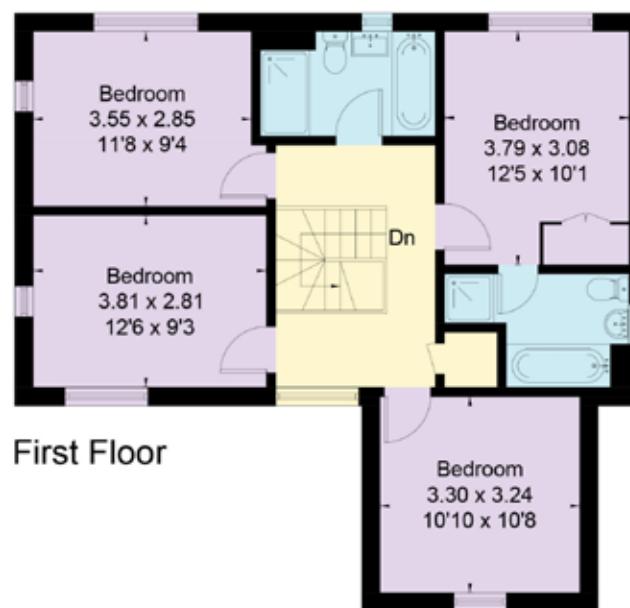




(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

(Including Garage)

Approximate Gross Internal Area = 163.4 sq m / 1759 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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