



Orchard Villa Gotherington





Orchard Villa Gotherington GL52

- An immaculately presented detached family home in Gotherington •
- Large kitchen with island • Five bedrooms (1 ensuite) • Dining room • Utility room •
- Spacious lounge • Family bathroom • Downstairs shower room • Office •
- Detached self-contained 2 bedroom annexe with private garden •
- Beautiful rear gardens and terrace with stunning views • Lovely garden room •
- Private driveway with electric gates • Parking for multiple cars •
- Wonderful village location •

An immaculately presented detached family home in Gotherington

In summary, an immaculately presented, spacious home in the desirable village of Gotherington. This beautiful family home has five bedrooms, one en-suite, family bathroom, spacious lounge, stunning kitchen with island, utility, dining room, shower room, office, private parking for multiple cars, electric gates, private rear gardens and terrace with views, self-contained 2 bed detached annexe, and private garden. Fabulous country walks on your doorstep and local amenities close by.

Vendor's comments: *'It has been a wonderful area to live in. We wake to magnificent sunrises and sunsets in the evening, the house used to be full with the grandchildren but they have all now grown up and we find the house too big just for the two of us.'*

The **hallway** welcomes you into this stunning home from the front door. The hallway has beautiful wooden flooring leading you to the dining room, lounge, two bedrooms, shower room, kitchen with island and pantry, utility room and storage room. There is a lovely wooden staircase leading you up to landing, three bedrooms and family bathroom.

The **office** is perfect for those working from home. With fitted desk space and storage units and wooden flooring.

The **shower room** is next to the lounge and kitchen, with tiled flooring and walls, with a modern white basin and toilet and a large walk-in shower. There are two windows for natural light.

The **lounge** is at the end of the hallway. Positioned at the rear of the house, looking out over the gardens and terrace. There is a large sliding patio door giving you direct access

to the terrace and gardens. The floor is carpeted, has an ornate fire with lovely surround fireplace. The large windows and patio doors create a wonderful bright relaxing space.

Bedroom 1 is positioned at the front of the house, off the hallway. This double bedroom has two windows, a double built-in wardrobe and carpeted floor.

Bedroom 2 is located next to the lounge. This single bedroom has a built-in wardrobe and carpeted floor, with a large window.

The **dining room** is a great space perfect for any family gathering and for those special occasions. There is a large bay window and another window flooding the room with light. This wonderful room has a wood burner with a lovely fire surround, wooden flooring and a seating area, ideal for relaxing. This room flows directly into the kitchen.

The **kitchen** is beautiful and spacious, well designed and a centre piece to this incredible family home. The kitchen is directly accessed from the dining room and from the hallway. The kitchen is a large space with tiled flooring and a large window looking out to the stunning views and over the rear garden, and also a window to the side. The kitchen has plenty of storage and worktop space, with a gas hob and built-in appliances. There is a useful built-in pantry cupboard. The utility room is directly accessed from the kitchen.

The **utility room** is positioned directly off the kitchen. This large room has a door for accessing the rear terrace and

gardens, and also a door to access the front driveway. This room has storage units with a sink and plumbing for a washing machine. The tiled floor flows from the kitchen. There is a door accessing the converted garage which is perfect for storage. A window to the front and rear creates a lovely bright space.

The upstairs **landing** is carpeted which flows from the lovely wooden staircase. A large window gives beautiful views of the countryside. This space is large enough for seating - ideal for a study area.

The modern **bathroom** is located on the landing. This space has a white suite, with an over the bath shower and glass shower screen. The flooring and wall is tiled and has a radiator.

Bedroom 3 is a large double bedroom looking out over the rear gardens and views. There is a seating / dressing table area, built-in airing cupboard with the boiler, and carpeted flooring. There is a door to access a large storage room.

Bedroom 4 is located to the front of the house with two windows for bright natural light. This large double bedroom is carpeted with plenty of space for furniture and storage, with the added benefit of a **walk-in wardrobe**.

The **primary bedroom** is a wonderful room with a large window to enjoy the stunning views to the rear. This bright room is large enough for a super king size bed, with plenty of storage space. The floor is carpeted. This bedroom benefits from an **en-suite shower** room with floor to wall tiles, has a double sink with integrated shower and towel radiator.

The **front of the house** benefits from a large driveway for multiple cars. There is a large electric gate, a large storage and access to the converted garage for more storage.

The house is beautifully presented with Cotswold stone.

The **rear private terrace and gardens** is a lovely space.

There is a large tiled terrace, with patio doors to access from the lounge and also from the utility room. The perfect space for entertaining family and friends with summer BBQs and enjoying the sun. There is a large lawned garden area accessed from the terrace. A lovely hedged feature at the rear, and the garden benefits from a summerhouse and storage sheds. There is a side gate to access the driveway by the annexe. The garden flows along to paddock with a shed at the end with trees and shrubs.

The **annexe** is a wonderful addition. A fully converted garage set over two floors, consisting of two double bedrooms, a downstairs bathroom, open plan modern kitchen and lounge. There are patio doors to access the private rear garden. The annexe has private access to the front driveway. It is completely self-contained and perfect for a rental, air bnb or for a family member.

Originally built: 1960s

Sq ft size: 3,087 approx square feet (including annexe).

Broadband connectivity availability: Super fast fibre.

Mobile coverage: 4G voice & data.

Council Tax: F. (Annexe A)

Tenure: Freehold.

Additional:

Total property refresh 2012 / 2013.

Two storey extension 2012 / 2013.

Terrace landscaped with garden and paddock.

New mains drainage at main house and annexe.

The boiler installed in 2012 / 2013 with new radiators, hot water tank and plumbing, including Annexe.

Totally rewired on main house and annexe.



LOCATION:

Perfectly situated location in Gotherington.

Gotherington has a wonderful community and is a perfectly situated village on the edge of the Cotswolds, a short drive from Cheltenham. It offers a great balance of countryside charm coupled with modern conveniences. It has a wide range of local amenities including supermarkets as well as an incredible selection of independent restaurants and shops. Bishops Cleeve has pubs, cafés, and well-regarded primary and secondary schools. The excellent transport links make it easy to access Cheltenham, Tewkesbury, and the M5, making this an ideal location for commuters and families.



CHEL TENHAM - 5.5 MILES
TEWKESBURY - 7.3 MILES
CLOUCESTER - 14 MILES
SWINDON - 36 MILES
OXFORD - 45 MILES
BRISTOL - 46 MILES
BIRMINGHAM - 47 MILES

All distances are approximate















































































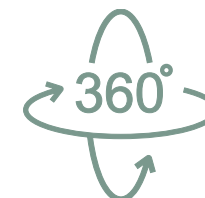


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 GRETTON ROAD,
 GOTHERINGTON GL52 9EP
Asking price £1.1m



Approximate Floor Area = 224.6 sq m / 2417 sq ft
 Annex = 62.3 sq m / 670 sq ft
 Total = 286.9 sq m / 3087 sq ft



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