

# NUT TREE HOUSE

MARKET LANE • GREET



 Knight  
Frank

# NUT TREE HOUSE

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CHELTENHAM

***A modern family home with spacious and well proportioned accommodation, situated in this highly desirable village close to Winchcombe.***

Entrance hall • Family room • Drawing room  
Kitchen / Breakfast room • Study • Garden room • Utility  
W.C • Boot room

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Master Suite • Family bathroom • Shower room  
4 further bedrooms

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Off road parking • Attractive gardens • Garage

Winchcombe 1 mile • Cheltenham 7 miles  
Broadway 7 miles • Stow-on-the-Wold 13 miles  
Oxford 45 miles • Bristol 55 miles • Birmingham 53 miles  
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## **NUT TREE HOUSE**

Set back from a quiet lane in the middle of the village, this handsome Cotswold stone house extends to around 2,900 square feet of well-proportioned and versatile accommodation.

The house has light and spacious rooms which link well to create an excellent entertaining space as well as a comfortable family home.

The kitchen is open plan onto the family room which in turn links with the sitting room and the garden. Well-appointed with a range of matching units and integral appliances, a large island divides the space. The accommodation flows into the drawing room, a large and comfortable room with brick built feature fireplace. A glazed partition with double doors leads onto the garden room and on again to the terrace. A study, cloakroom and utility complete the downstairs accommodation.

On the first floor the master bedroom has an en suite bathroom and built in wardrobes. There are 3 further bedrooms on this level, a family bathroom and a shower room. On the second floor there is a further double bedroom.

To the front there is a large gated drive with access to a single garage. At the rear, there's an enclosed pretty garden with patio, decking and lawn.



## **Situation**

At the heart of the Cotswolds, a delightful village situated just over a mile from the market town of Winchcombe and within walking distance of the neighbouring village of Gretton, home to the popular Royal Oak Public House.

Greet is surrounded by beautiful countryside, much of which is designated an area of outstanding natural beauty. The village enjoys a sense of community and even has its own steam railway station connecting the village with Toddington to the north and Cheltenham Racecourse to the south.

### Directions (Postcode GL54 5BJ)

Leave Winchcombe on the Greet Road (B4078) passing Winchcombe School on the right, continue for around ½ mile and at the junction fork right into Market Lane. Follow the and the house can be found a short way along on the right.

### Services

Mains electricity, water, drainage and gas are connected to the property.

### Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation

### Local authority

Tewkesbury Borough Council (01684 295010).



## Nut Tree House

Approximate Gross Internal Area = 271 sq m / 2919 sq ft  
(Including Garage)

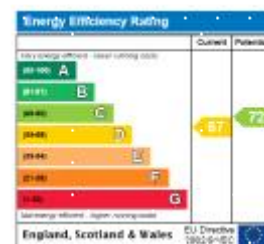


01242 246959

123 Promenade

Cheltenham GL50 1NW

cheltenham@knightfrank.com



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