



Clover Cottage

Ledbury Road, Tirley, Gloucester, Gloucestershire, GL19 4EW



COUNTRY & CLASSIC

CLOVER COTTAGE

Detached Three Bedroom Period Cottage with Large Private Enclosed Garden to both Front & Back. Sitting Room with Woodburner and Large Open Plan Kitchen/Dining Room with Snug/Playroom. Patio Doors Opening to Terrace & Rear Garden with Outdoor Dining Area. Large Driveway with Parking for Several Cars or Motorhome. Opportunity to Extend. Situated in a Tucked Away Position in the Middle of the Village of Tirley with Easy Access to Gloucester & Cheltenham

THE PROPERTY

- Entrance Hall with Tiled Floor & Space for Boots & Coats
- Large Sitting Room, Double Aspect with Door to Garden. Inglenook Fireplace with Woodburner. Bespoke Cupboards and Shelves
- Stunning Open Plan Triple Aspect Kitchen/Dining Room with Snug/Play Room. Underfloor Heating & Sliding Patio Doors to Garden
- Fully Fitted Kitchen with 1.5 Sink, Electric Oven & Hob. Large Window Overlooking Front Garden
- Utility Space & Downstairs Cloakroom
- Main Bedroom, Double Aspect with Views to Garden either Side
- Second Double Bedroom
- Single Bedroom/Study
- Family Bathroom with Shower Over
- Plans Exist for a Two Storey Extension to the Rear

THE OUTSIDE

- Private Enclosed Gardens to both Front & Back
- Large Back Garden, Landscaped, with Patio for Outdoor Entertaining
- Large Front Garden & Driveway with Parking for Several Cars & Motorhome
- Four Garden Sheds
- Tool Store
- Woodstore



THE SITUATION

- Situated in the Centre of the Village of Tirley
- Tucked Away from the Road
- Easy Access to Local Walks
- 3 Miles to Staunton with Village Shop
- 4 Miles to Tewkesbury
- 7 Miles to Cheltenham
- 7 Miles to Gloucester

PRACTICALITIES

- Council Tax Band C – Tewkesbury Borough Council
- Mains Electricity, Water & Drainage
- Oil Fired Central Heating – Underfloor Heating to Kitchen
- Double Glazed Windows Throughout
- Broadband – Fibre
- Footpath runs Along the Western Boundary of the Property (little used)

DIRECTIONS

What3Words: underway.greeting.remainder
GL19 4EW Sat Nav is Accurate. Travelling on the B4213 from Gloucester towards Cheltenham, the entrance to the property is on the left hand side immediately after the village hall, the entrance is set well back from the road.

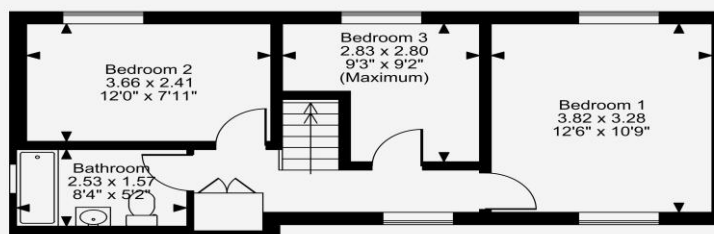
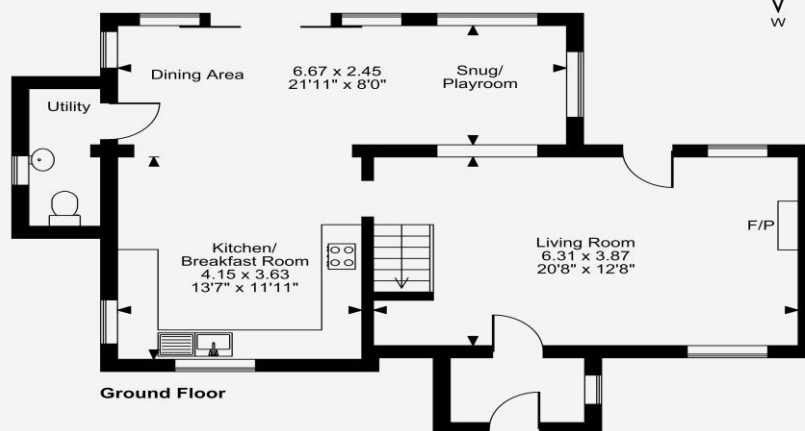
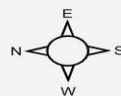
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		


COUNTRY
&
CLASSIC

Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



Clover Cottage, Ledbury Road, Tirley, Gloucester
Approximate Gross Internal Area
1127 Sq Ft/105 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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