



Greystones, Mill Lane  
Stoke Orchard, Cheltenham, GL52 7SG

Perry Bishop  
and Chambers

the agent who keeps you informed

# Greystones, Mill Lane

## Stoke Orchard, Cheltenham, GL52 7SG

Guide Price: £425,000

### The Property

Built as a bungalow, the substantial accommodation nonetheless lends itself very well to providing a great family home on a generous plot and in a quiet village location. With two winged accommodation, the property is also ideal for accommodating extended family.

The sitting room is a magnificent 17' x 12' beyond which lies a good double bedroom overlooking the gardens at 11' x 10' and a bathroom. Furthermore, an excellent 14'4 x 12' room offers patio doors onto the garden and could provide the perfect space for the home worker while at the same time, a self-contained unit for an extended family member with the bathroom nearby. The spacious entrance hall is the link to a further wing of the property with a 14'3 x 11'9 bedroom, a further 9' x 8'2 bathroom as well as a formal dining room at 13'4 x 12'. Through the generous 14' x 10' kitchen and useful 6'2 x 6' utility room, the living space is further enhanced with a lovely 14'4 x 11'8 conservatory, nicely centred in its grounds with plentiful parking options, secluded gardens with a substantial formal lawned area and historical dog kennelling area. This area is perfect for hobby or light commercial interests, the grounds could equally be the ideal play area or vegetable garden.

With family buyers in mind, the property is very well located with shopping facilities at the nearby retail parks, access to the centres of Tewkesbury and Cheltenham, aswell as first class M5 communication. For buyers that are downsizing, this is a great rural retreat without isolation and provides space for those moving from a large house with substantial furniture, without sacrificing space.

### Directions

From Cheltenham town centre proceed westerly along Tewkesbury Road, through the retail area and continue over the M5 access bridge. Shortly afterwards turn right alongside the Gloucester Old Spot pub for two miles. At the T junction turn right and then second right into Mill Lane. The property will then be found a short way along and viewers are invited to park on the driveway.

### Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

### Local Authority

Tewkesbury Borough Council  
Council Tax Band F

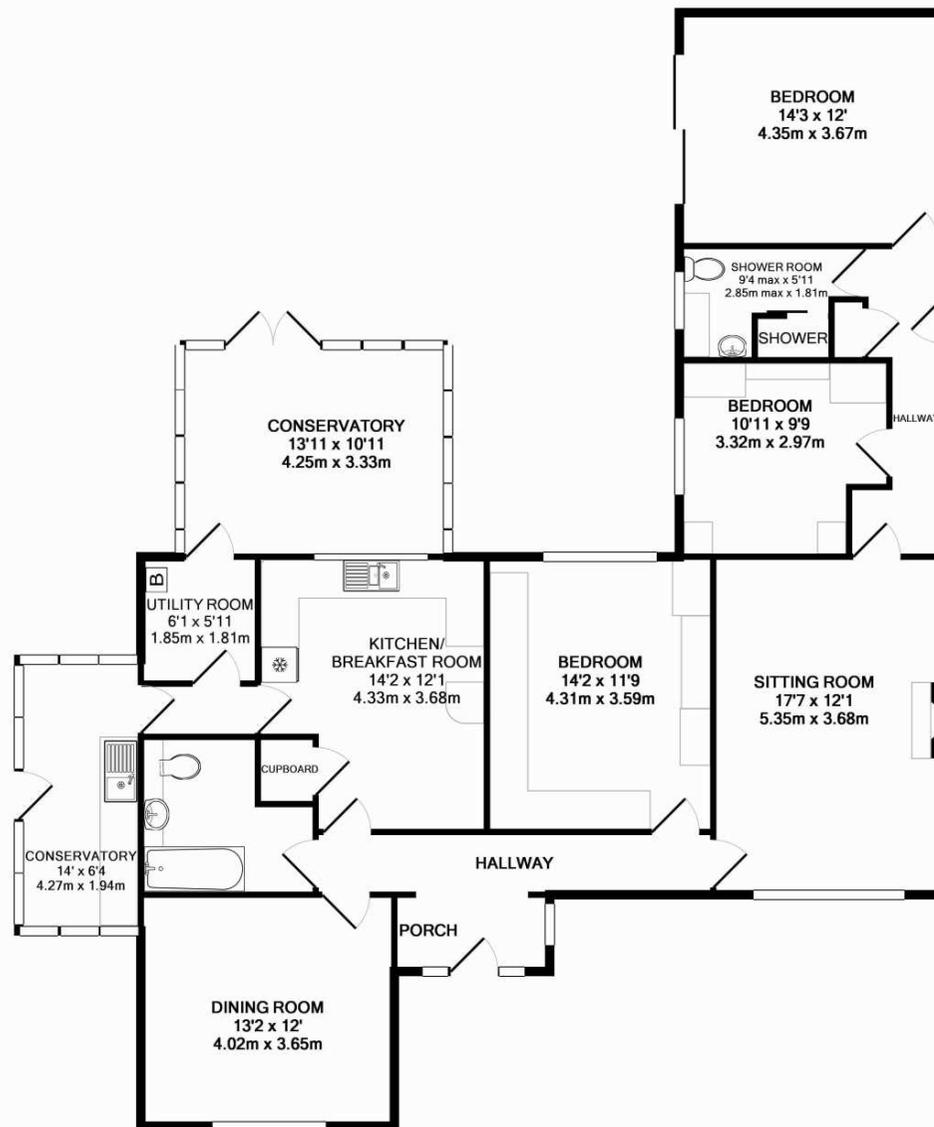
### Services and Tenure

We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

### EPC Rating D







TOTAL APPROX. FLOOR AREA 1556 SQ.FT. (144.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2015

**Disclaimer:** these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

P592 Ravensworth 01670 713330

140 Bath Road, Leckhampton, Cheltenham, Glos. GL53 7NG

T: 01242 246 980

E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

**Perry Bishop**  
and Chambers

the agent who keeps you informed