

Detached village home | Four bedrooms with master en suite | 18' x 13' sitting room  
Dining room and day room | 15' contemporary kitchen | EPC E

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# Perry Bishop

and Chambers

the agent who keeps you informed

## Little Coombe, 4 The Farthings

Withington, Cheltenham, GL54 4DF


**Guide Price £650,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



# Little Coombe, 4 The Farthings

## Withington, Cheltenham, GL54 4DF

 4 Bedrooms  2 Bathrooms  2 Receptions

This eye catching 2000sq ft home combines contemporary flair, outstanding practical space and all in a prized Cotswold village. Very well set back from an already quiet cul de sac position, there is an air of grandeur sweeping across the driveway that provides plenty of additional parking to the double garage which in itself is an excellent 17' x 16'. The rear gardens shout tranquillity and seclusion while whispering confident design. At first you might not notice the strategically positioned raised patio area with water gently trickling around its edge and the rest of the view to perhaps be taken in from the 11' x 11' conservatory. This all round entertaining room drifts into the 18' x 13' sitting room and another day time space is on offer in the 13' x 9' day room with its French doors returning to the garden, an ideal work space or play room. There are practical benefits in the utility room and guest cloakroom and via the substantial reception hall,

the stylishly appointed 14' x 9' kitchen and a formal dining room extending to 12' x 12'. In summary, the perfect investment for those seeking space and low maintenance while at the same time a quality village environment with access to the Cotswold way. Furthermore, despite the charm of the village setting this is a great strategic point for commuters to Cheltenham, Gloucester, and Cirencester and for Oxford and London beyond.

**Amenities**  
Withington lies in the heart of the Cotswolds, and is a well served community providing a range of local facilities including a public house, a village hall and the Church of St Michael and All Angels. The village is set in a peaceful rural location a couple of miles south of the A40 which provides access to the local regional centre of Cheltenham to the west and Burford, Oxford and London to the east. Cirencester lies 11 miles to the south and there are mainline rail connections from Kemble and Cheltenham. The region provides for a wealth of recreational pursuits with culture and racing in nearby Cheltenham and the wonderful Cotswold Hills surrounding.

**Directions**  
East of Cheltenham take Cirencester Road through Charlton Kings as far as the traffic island with a left hand turn for Andoversford and A40. Some way along at a minor cross roads turn right for Withington. Continue through the village and shortly before a final right bend, turn right into The Farthings and the property will be secluded in the left hand corner.

**Services & Tenure**  
We believe the property is served by mains electricity, oil filled central heating, water and 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.

**Local Authority**  
Cotswold District Council

Ref: 71021171/20875/AS

