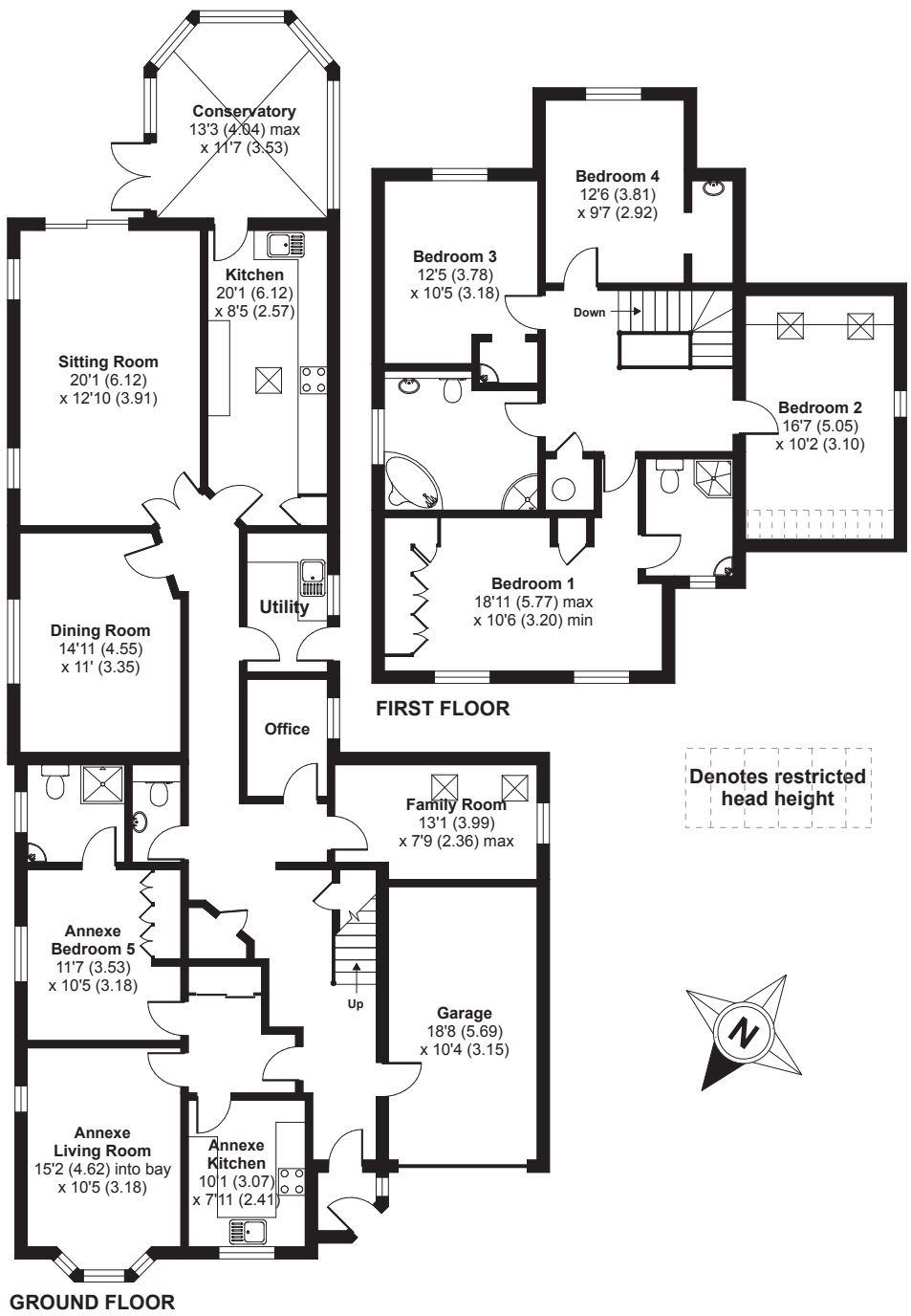




Hollywell, The Reddings, Cheltenham, GL51

APPROX. GROSS INTERNAL FLOOR AREA 2983 SQ FT 277.1 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



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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.

Hollywell, The Reddings
Cheltenham, GL51 6RY




Substantial family home in all 2983 sq ft | Five / six bedrooms | Annexe
Four reception rooms | Garage & Driveway | EPC F/C

OIEO £600,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Hollywell, The Reddings

Cheltenham, GL51 6RY

 5/6 Bedrooms  3 Bathrooms  4 Receptions

A substantial and versatile detached home in all offering 2983 sq ft of accommodation located in a popular residential area close to good local schools and amenities with the benefit of an annexe which is integrated within the house.

The well proportioned accommodation is beautifully presented and in brief comprises on the ground floor an entrance hall, annexe including kitchen, reception and bedroom with en-suite. The main house with TV room/playroom, study, w.c, utility room, dining room, sitting room, modern fitted kitchen and conservatory.

The first floor provides master bedroom with en-suite, three further bedrooms; two with washing facilities and four piece suite.

There is a large, mature garden to the rear, internal single garage and ample driveway parking to the front of the property.

Additional benefits of this impressive family home include double glazing and gas fired central heating.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Cheltenham town centre proceed along Lansdown Road, turning left just beyond Westal Green island (Texaco station) into Hatherley Road. Continue along Hatherley Road passing straight over two mini roundabouts. At the third roundabout turn right onto Hatherley Lane. At the next roundabout take the first exit onto Reddings Road, continue straight at the next mini roundabout and the property will be found on the left hand side.

Services & 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.

In accordance with the Estate Agents Act 1979 it should be noted that an employee of Perry Bishop and Chambers is selling this property.

Local Authority

Cheltenham Borough Council

Ref: 71078011/25703/MJC

