



Nutbridge Cottages
Woodmancote, Cheltenham, GL52 9HR

Perry Bishop
and Chambers

the agent who keeps you informed

Nutbridge Cottages

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Price: £350,000

The Property

This is the perfect example of how to transform a solid but modest 1930's home into large open plan living for the 21st Century.

From top to bottom there is an eye for detail, lovingly created by our clients over recent years and the ground floor space now extends to 26' x 22' to provide sitting, dining and kitchen space and the perfect fusion of contemporary cool with authentic character. An 8'x 8' additional conservatory overlooking the simply landscaped, but substantial gardens the ground floor is completed with good storage and an excellent shower room to supplement the stylish first floor bathroom at 8' x 8'. Also on the first are two beautifully presented double bedrooms extending to 16' x 10' and 11' x 8' and to compete this attractive package plentiful parking to the forecourt area.

Located in a position that provides the best of village living with fine views towards Cleeve Hill, excellent Cotswold footpath access and the more major centres of Bishops Cleeve and Cheltenham nearby, this is the perfect bespoke home for couples who are young and aspiring or downsize and retiring.

Amenities

Significantly developed in the post war years, nearby Bishops Cleeve, nonetheless retains a village feel and enjoys an extensive shopping area, including two supermarkets. The surgeries, a pharmacy and a bus route for Cheltenham and Evesham. There is the popular Kings Head pub with gardens, the Tithe Barn cultural centre and a Christian church. A major school and leisure centre is also available in the area, as well as parkland and a filling station.

Woodmancote enjoys a few local shops and a more intimate feeling with great access to Cotswold Footpaths.

Directions

From Cheltenham town centre proceed north through Prestbury and to the foot of Cleeve Hill. Turn left for Woodmancote and follow Station Road through the village until the property appears on the left hand side, opposite the Hair Studio.

Viewings

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

Local Authority

Tewkesbury Borough Council

Services and Tenure

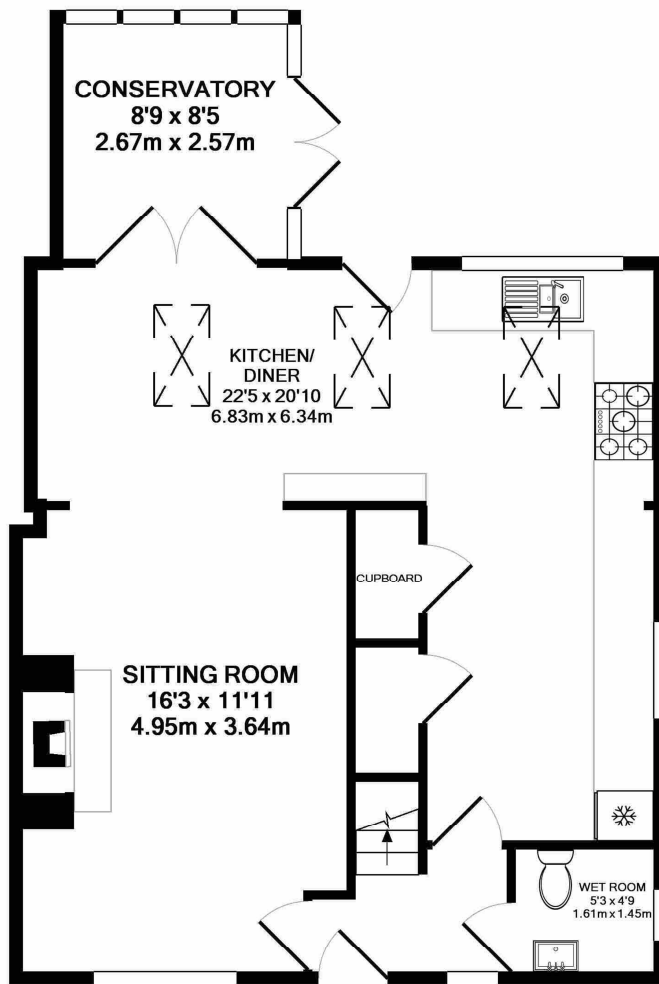
We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

EPC Rating F

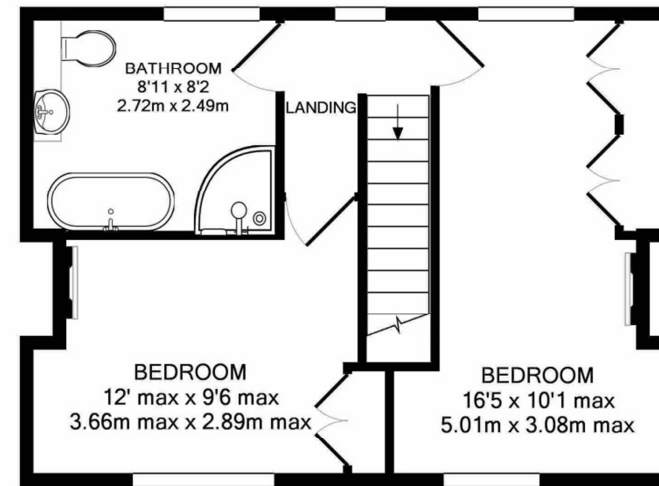
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GROUND FLOOR
APPROX. FLOOR
AREA 652 SQ.FT.
(60.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (95.9 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

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