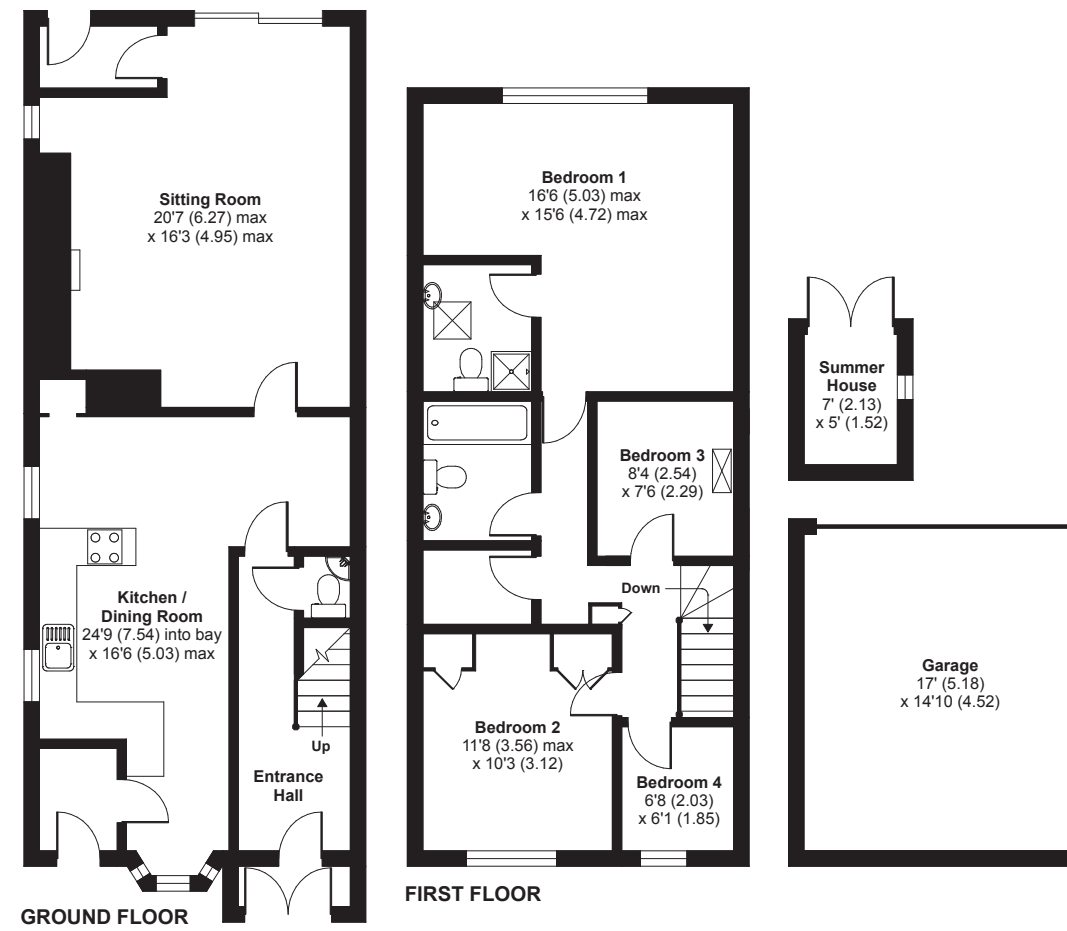




Birdlip, Gloucester, GL4

APPROX. GROSS INTERNAL FLOOR AREA 1688 SQ. FT 156.8 SQ METRES
(EXCLUDES SUMMER HOUSE / INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

Perry Bishop
and Chambers

the agent who keeps you informed

Old Chapel Cottage Birdlip, Gloucestershire GL4 8JH



Deceptively spacious period cottage | Detached double garage | Countryside views
Large mature gardens | Ample off road parking | EPC D

Guide Price £450,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Old Chapel Cottage

Birdlip, Gloucestershire GL4 8JH

 4 Bedrooms  2 Bathrooms  1 Reception

This is a deceptively spacious and versatile four bedroom end of terrace cottage, located within the centre of this popular Cotswold village providing easy access to Cirencester, Stroud and Cheltenham.

Offering a wealth of character features the accommodation in brief comprises an entrance hall, stairs to the first floor, a cloakroom, a sitting room lies to the rear of the property which is south facing with sliding doors that lead to the private and mature garden, wood burner and attractive fireplace, a spacious kitchen/dining room fitted with a range of units and space for a dining table and chairs. There is also a utility room.

The first floor landing provides access to four bedrooms, the master bedroom is a particularly impressive room with delightful countryside views and

en-suite shower room, and a family bathroom.

Additional benefits of this charming period home include oil central heating, partially double glazed, a large mature private rear garden which has super open countryside views with an abundance of mature flowers, shrubs and a large expanse of lawn. A large driveway is accessed via a private lane to the rear providing ample off road parking and leading to a detached garage with power and light.

Amenities

Birdlip is a Cotswold village around 6 miles south of Cheltenham, 8 miles south east of Gloucester and also provides good access to Cirencester, Swindon and M4, as well as A40 for Oxford and London. The village has a much sought after primary school and a traditional Inn at The Royal George Hotel. Out of the village, the

Cotswold Way runs through a designated area of outstanding natural beauty. A major supermarket is available a few miles away in Brockworth.

Directions

From Cheltenham town centre proceed via Leckhampton onto Shurdington Road. At the A417 junction take the left hand exit for Birdlip. At the top of the hill with the Air Balloon pub, take the second exit to your right for Birdlip and Cirencester take the first turning on the right signposted Birdlip/Stroud. Continue along turning first left into the village, you will find the property on the right hand side after approximately 200 yards.

Services & Tenure

We believe the property is served by mains electricity, water and drainage and oil heating. 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: 71026070/25258/RM

