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and Chambers

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Rivendell Farm Lane Shurdington GL51 4XL



Deceptively spacious period home | 1600 sq ft of accommodation | Countryside views
Large mature gardens | Large double glazed conservatory | EPC D

£440,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Rivendell Farm Lane

Shurdington GL51 4XL



Rivendell is a deceptively spacious three bedroom period cottage situated along a country lane within a large mature garden which enjoys lovely open views.

Situated on the outskirts of Shurdington close to Leckhampton and offering excellent commuter access to the M5 motorway and Gloucester.

Offering character features the well proportioned accommodation of 1600sq ft in brief comprises an entrance hall, cloakroom, a sitting room with fireplace and double doors into the dining room which leads through to the large double glazed conservatory making the most of the view over the charming gardens, there is also a fitted kitchen/breakfast room with space for a table and chairs there is a most useful utility room. On the first floor there are three double bedrooms, a family bathroom and a separate shower room.

Further benefits of this period home include double glazing, gas central heating, a large and private garden with useful summer house/workshop, the garden is landscaped with a variety of mature trees, shrubs and plants with a large expanse of lawn which enjoys views of the surrounding countryside and hills.

Amenities

Shurdington has a trio of benefits with the backdrop of Leckhampton hill and the endless public footpaths ideal for dog walkers. While at the same time being positioned equidistance between the main centres of Gloucester and Cheltenham. A short trip in the Cheltenham direction initially brings you to the extensive Bath Road shopping and leisure area, or alternatively in the direction of Gloucester, beside the excellent dual carriageway connection for M4 & M5 commuters there is also the famous cheese rollers hill, the site of an annual cider festival and on a more day to day basis





very close by is a major super market.

Directions

From Cheltenham town centre proceed along Bath Road passing our offices. At the island turn right onto Shurdington Road and continue over the next island at Up Hatherley. Continuing into Shurdington, turn left into Farm Lane alongside The Cheese Rollers pub and the property will be found a short distance along on the right hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, 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

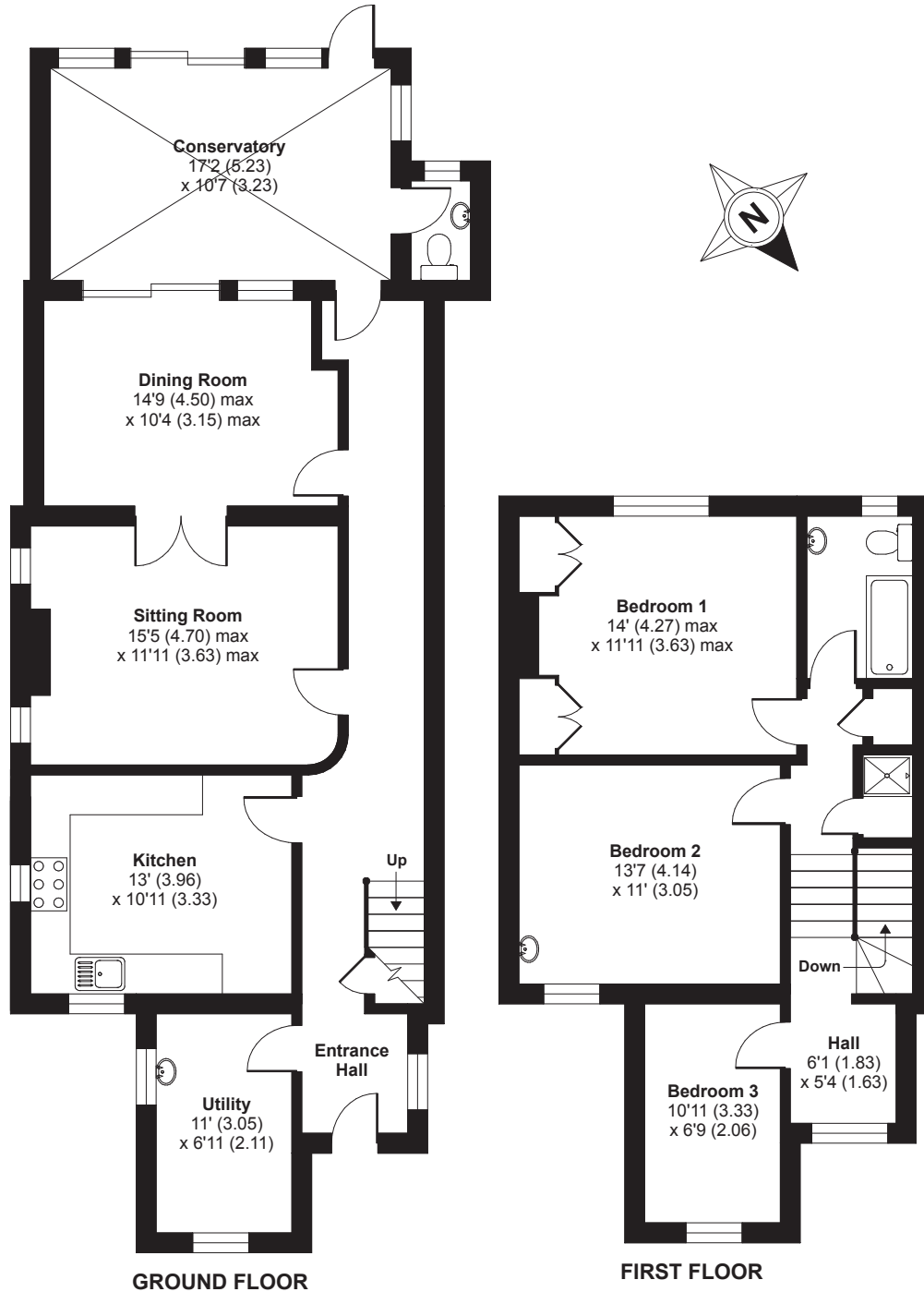
Tewkesbury Borough Council

Ref: 71022061/24383/RM



Rivendell, Farm Lane, GL51

APPROX. GROSS INTERNAL FLOOR AREA 1617 SQ FT 150.2 SQ METRES



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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