

Badgeworth Lane, Badgeworth, Cheltenham, Gloucestershire, GL51 4UQ



Spacious family house with an open aspect • Four Bedrooms • 14ft fitted kitchen/breakfast room • 20ft sitting room and a separate dining room • Large mature garden with countryside views • Garage and off road parking • Easy access for the M5 motorway • Excellent potential for enhancement/extension subject to the necessary consents • EPC D

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Key Features



4
Bedrooms



1
Bathroom



2
Receptions

About the property

A spacious four bedroom detached house with a fabulous garden and carriageway driveway with a delightful open aspect to the rear with views across open countryside located close to a range of excellent local schools and amenities.

In brief, the well-proportioned accommodation comprises an entrance hall, a fitted kitchen/breakfast room, a dining room, cloakroom, utility room, and large sitting room on the ground floor. The first floor provides four bedrooms and a bathroom. To the rear of the property there is a surprisingly large mature garden offering a high degree of privacy.

Additional benefits of this family home include a garage, driveway parking, double glazing and gas fired central heating.

Amenities

Badgeworth enjoys the backdrop of Leckhampton hill with endless public footpaths ideal for walkers.

While at the same time being positioned equidistant 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 into Leckhampton, bearing right at the island with Leckhampton Road. Continue for some distance, crossing the island at Up Hatherley. Ignoring the sign for Shurdington, continue past the Cheese Rollers pub and turn

right signposted Badgeworth just before Greenway hotel. The property will be found after a few hundred yards on the left hand side.

Services & Tenure

The Tenure is Freehold. Mains electricity, gas, water and drainage are connected.

Local Authority

Tewkesbury Borough Council.

Council Tax Band ~ F

Our reference

LECK/GW/KW/15062023

We'd love to hear from you

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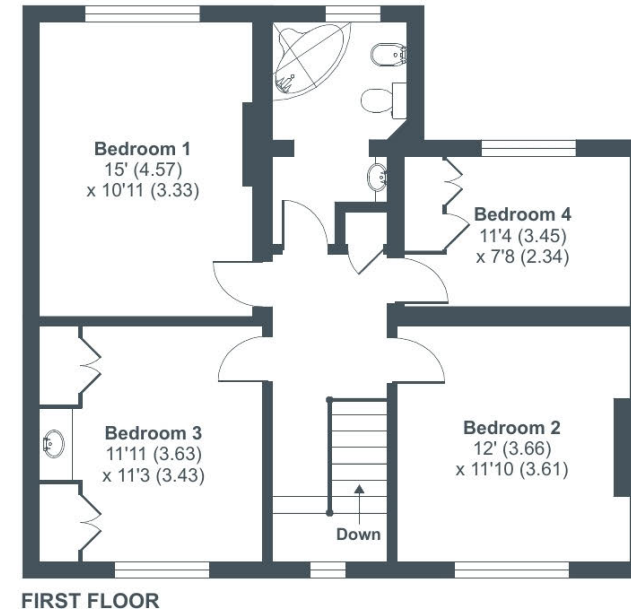
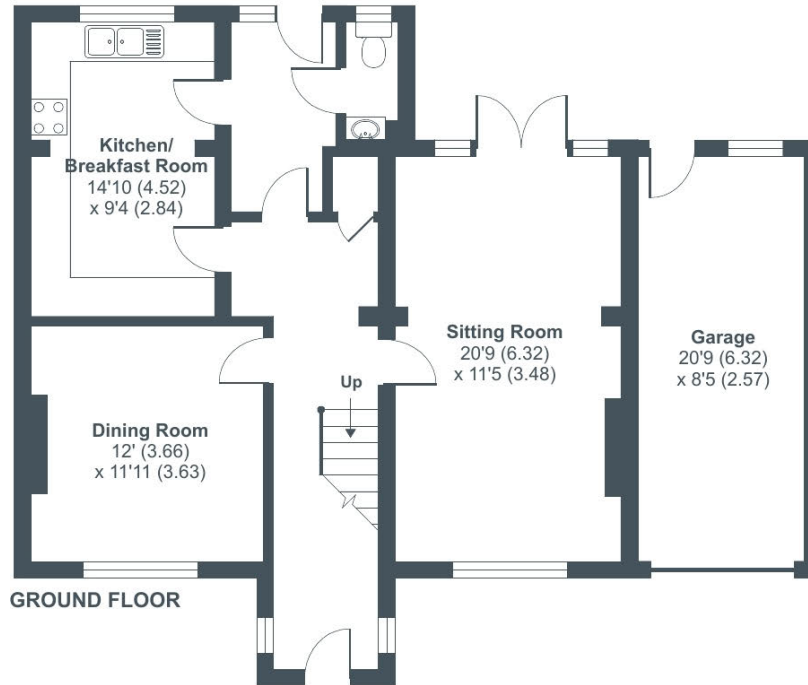




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Approximate Area = 1708 sq ft / 158.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Perry Bishop & Chambers. REF: 458967



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