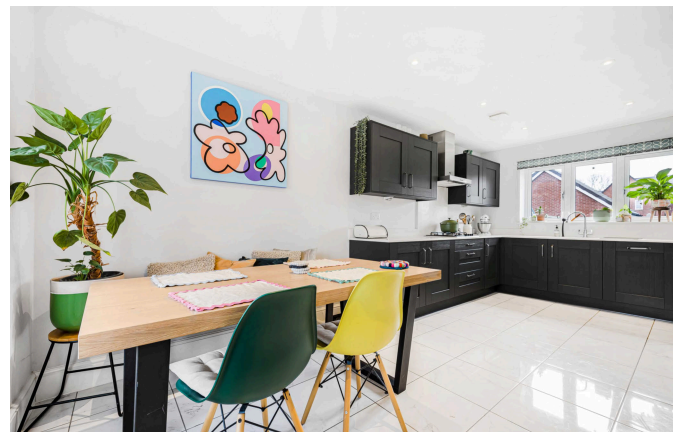


PerryBishop

PROPERTY MADE PERSONAL

Villard Close, Coombe Hill, Gloucester GL19 4ER



Charming detached house • Three bedrooms • Modern kitchen • Garage and driveway • Built in 2021 by Kendrick Homes



Villard Close,

Coombe Hill, Gloucester GL19 4ER

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Built by Kendrick Homes in 2021, Villard Close is a beautifully designed detached property offering a perfect blend of modern living and rural charm.

The interior of the house is thoughtfully designed with high-quality finishes and modern amenities, providing a comfortable and stylish living space.

Boasting three well-appointed bedrooms, a spacious sitting room with French doors on to the patio, and two sleek bathrooms, this property has plenty of flexible accommodation. The open-plan kitchen and dining area is perfect for entertaining, with the useful addition of a separate utility. The utility opens on to a private garden with patio and lawned area.

Externally, the property benefits from off-street tandem parking for two cars and a garage. The property is located

within close proximity to local amenities, schools, and transport links, making it a convenient choice for daily living.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Coombe Hill, Gloucester, is a desirable semi-rural location offering a perfect balance between countryside living and excellent transport links. Situated just off the A38 and A4019, the area provides easy access to Gloucester, Cheltenham, and Tewkesbury, making it ideal for commuters. The M5 motorway is only a short drive away, allowing for convenient travel to Bristol, Birmingham, and beyond.

This peaceful yet well-connected village boasts a strong sense of community, with local amenities including a farm shop, a popular pub, and scenic walking routes. The nearby River Severn and surrounding countryside provide opportunities for outdoor pursuits, while the bustling centres of Cheltenham and Gloucester offer a wider range of shopping, dining, and leisure facilities.

Coombe Hill is also well-served by reputable schools, both primary and secondary, making it a sought-after location for families. With its blend of rural charm and accessibility,





Coombe Hill is an attractive setting for those seeking a tranquil lifestyle with the benefit of modern conveniences nearby.

Directions

From Cheltenham Town Centre, head south-west towards St George's Road. Continue down St. Georges Road and take the Honeybourne Way to Tewkesbury Road/A4019. Follow the A4019 for about 4 miles to the traffic lights. Take the right at the traffic lights, onto the A38 and the turning for Villard Close is the next left. The property is on the left hand side.

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. There is a service charge of £653 per annum to cover maintenance of the common areas of the estate.

Local Authority

Tewkesbury Borough Council

Council Tax Band E

Our reference

CHE/SB/KF/17022025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

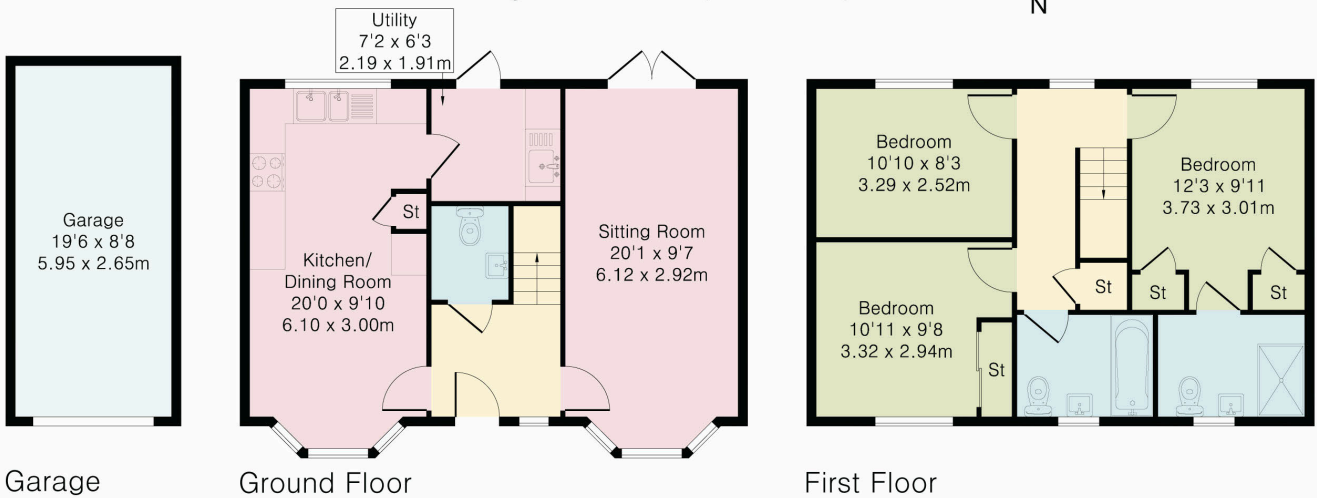


Approximate Gross Internal Area 1181 sq ft - 110 sq m

Ground Floor Area 515 sq ft – 48 sq m

First Floor Area 496 sq ft – 46 sq m

Garage Area 170 sq ft – 16 sq m



PerryBishop
PROPERTY MADE PERSONAL



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
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. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

