

PerryBishop

PROPERTY MADE PERSONAL



Hartley Lane, Sevensprings, Cheltenham, Gloucestershire GL53 9NF

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Key Features



3

Bedrooms



2

Bathrooms



3

Receptions

- Detached country property
- Stunning views
- Large gardens in all 0.89 acres
- Superb location
- Triple garage
- Requires refurbishment
- EPC: E

About the property

This charming detached farmhouse, built in the 1920s, offers flexible living space with plenty of country character, sits within approximately 0.89 acres and is ideally situated, offering the perfect blend of town and country living. Every window frames stunning views of the picturesque Cotswold countryside, while the vibrant amenities and attractions of Cheltenham are less than five miles away.

The property has spacious rooms throughout and provides a wide entrance hall and two bay-fronted reception rooms looking onto the garden with views across open countryside. There is a glazed garden room, bathroom, bedroom with built in storage, fitted kitchen and a series of storage/utility rooms on the ground floor. Upstairs, there are two double bedrooms with eaves storage and a further bathroom.

Outside the property, there are extensive gardens surrounded by mature trees and open countryside.

Beyond the gardens there is a separate paddock also included. There is ample driveway parking and a timber-built triple garage, a tarmac driveway with a five-bar gate entrance. With convenient access to major routes just at the end of the lane, this home offers a peaceful yet accessible retreat.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

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.

Directions

From Cheltenham town centre, follow the A40 signed to Oxford and Cirencester and after approximately one



mile, at the traffic lights, take the right turn signposted A435 to Cirencester. Drive past the golf club on the right and up the hill away from the town and after approximately two miles at the first roundabout, take the third exit almost back on yourself into Hartley Lane. After about half a mile, the property will be found on the left hand side.

What 3 words : founders.twig.unopposed

Services & Tenure

The tenure is Freehold.

Mains Water, Electricity, Septic Tank

Local Authority

Cotswold District Council

Council Tax Band: F

Our reference

CHE/NB/RN/13032025

We'd love to hear from you

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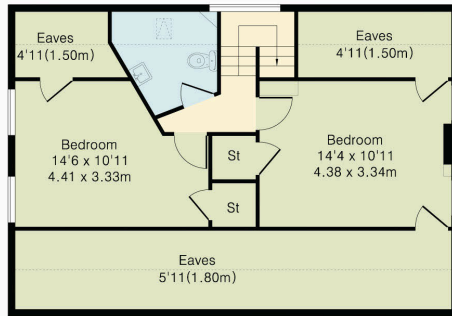
what the owner said

The property is in the country with stunning views and walks. Charlton Kings is just a 5 minute drive with good shops for essentials and Cheltenham is 10 minutes away with its varied amenities. Very convenient location - M5 Junction 11A is a 10 minute drive away. 15 minute walk to Leckhampton Hill - great views!

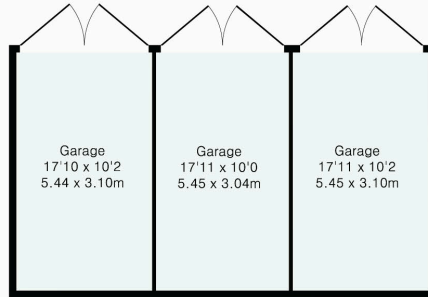








First Floor



Garage

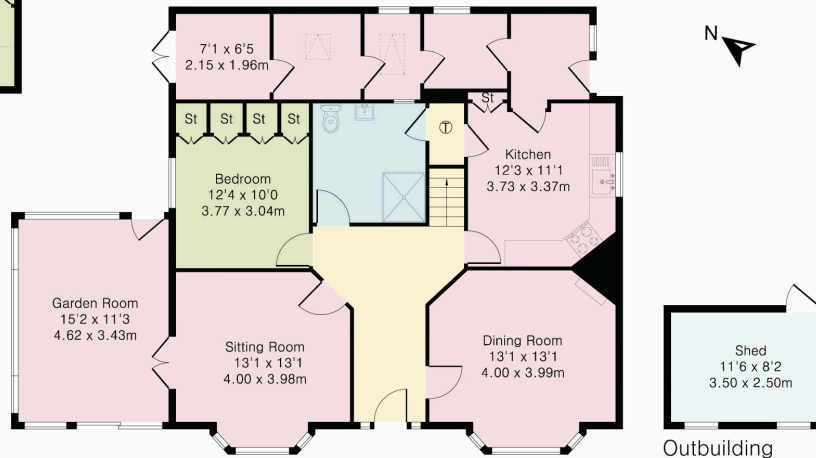
Approximate Gross Internal Area 2265 sq ft - 210 sq m

Ground Floor Area 1196 sq ft - 111 sq m

First Floor Area 425 sq ft - 39 sq m

Garage Area 550 sq ft - 51 sq m

Outbuilding Area 94 sq ft - 9 sq m



Ground Floor

Outbuilding

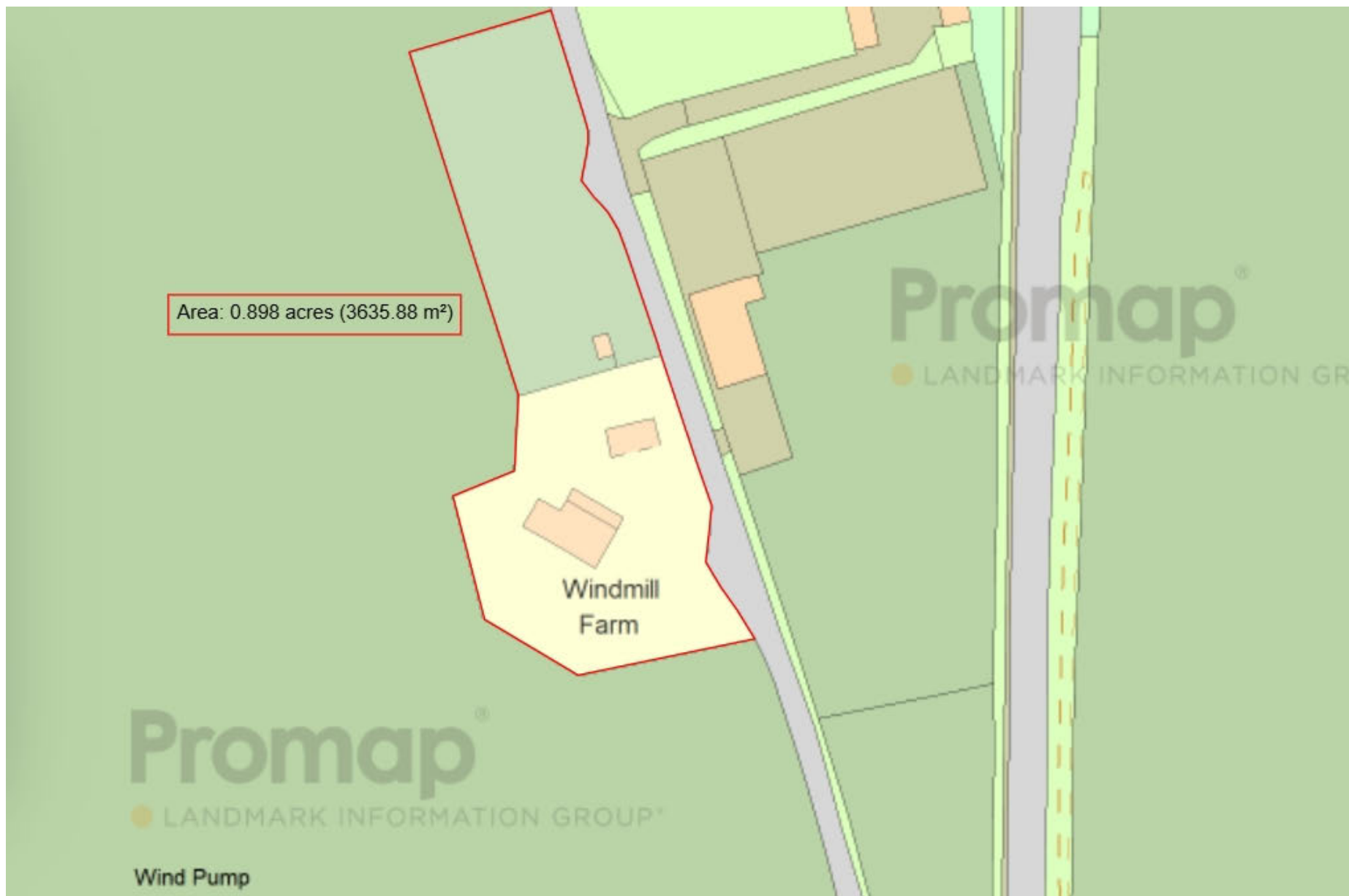
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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by 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.



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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.

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