



THE WILLOWS, 3 WALNUT GARDENS

Norton, Gloucestershire, GL2 9GJ

Presented by
Abigail Sutcliffe

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

Situated on the edge of the desirable village of Norton, The Willows is one of only five bespoke barn-style homes in an exclusive development. Finished to an exceptional standard, it enjoys uninterrupted westerly views over open countryside.

KEY FEATURES

- Exclusive development in a prime position at the end of a peaceful cul-de-sac with far-reaching westerly views across open fields
- High-specification interior featuring solid oak, granite, brushed alloy, and limestone throughout
- Impressive double-height entrance hall with galleried landing and oak/glass staircase
- Light-filled living spaces, including a dual-aspect lounge with bi-fold doors and Dru Maestro fireplace
- Spacious kitchen/dining area with granite worktops, AEG appliances, Blanco hot tap, wine fridge, and separate utility room
- Four double bedrooms with countryside views; two en-suite, one with Juliet balcony; principal suite with Juliet balcony, walk-in wardrobe and en-suite
- Stylish bathrooms, including a luxurious family bathroom with a feature bath
- Double carport with lighting and power, offering potential to enclose with garage doors
- Beautifully landscaped gardens and excellent access to Cheltenham, Tewkesbury, Gloucester, and major transport links

ABOUT THE PROPERTY

Completed in 2021, this exclusive development comprises just five individually designed barn-style homes. The Willows enjoys a prime position at the rear of the cul-de-sac, offering uninterrupted westerly views across open fields.

Inside, the home has been finished to an exceptional standard with a cohesive blend of premium materials, including solid oak, granite, brushed alloy, and limestone. Expanses of glass, including large panels and bi-fold doors, flood the interior with natural light and frame the beautiful countryside views.

A striking double-height entrance lobby provides an impressive welcome, overlooked by a galleried landing. An elegant oak and glass staircase leads to the first floor, while limestone flooring-enhanced with wet underfloor heating-extends through the utility room, cloakroom, living room, and kitchen/dining area. The dual-aspect living room is bright and welcoming, with bi-fold doors opening directly onto the rear garden. A feature Dru Maestro Series fireplace provides a stylish focal point, with adjustable flames for ambience and warmth.

The kitchen/dining room is ideal for both everyday family life and entertaining. Thoughtfully laid out, it includes a central island, ample space for formal dining, and bi-fold doors leading to the garden. High-spec finishes include granite worktops, integrated AEG appliances, a Blanco hot tap, a wine fridge, and a separate utility room housing all white goods.

Upstairs, four generously sized double bedrooms all enjoy stunning countryside views. Two feature stylish en-suite bathrooms, with one also benefiting from a Juliet balcony. The principal suite includes its own Juliet balcony, a spacious walk-in wardrobe, and a luxurious en-suite. A contemporary family bathroom, complete with a statement composite bath and sleek modern fittings, serves the remaining bedrooms. A vast loft space-already boarded and fitted with power, lighting, and twin Velux windows-offers fantastic potential for further development (subject to the necessary permissions).









Step Outside

The exterior is as well-considered as the interior. A landscaped front garden and additional side driveway lead to a double carport, complete with lighting, power, and generous storage in the roof space, which could easily be converted into a full garage. To the rear, a well-maintained lawn and elegant patio area provide the perfect setting for outdoor relaxation and entertaining-ideal for enjoying beautiful evening sunsets.

Positioned on the edge of the peaceful village of Norton-perfectly located between Cheltenham Spa, Tewkesbury, and Gloucester-this outstanding property combines countryside tranquility with superb connectivity. Norton is a charming semi-rural village, highly regarded for its sought-after primary school and popular local pub/restaurant. Excellent access to the M5 and A419 (leading to the M4) makes this a highly convenient and desirable location.













ADDITIONAL INFORMATION

Directions

Directions- Starting from Cheltenham town centre, head west on the A40 towards Gloucester. Take the exit for Down Hatherley Lane and follow it southwest out of Cheltenham. Continue along Down Hatherley Lane as it leads you through the outskirts of the town. After passing through Down Hatherley, turn onto Old Tewkesbury Road (B4063) heading south towards Norton. Follow Old Tewkesbury Road until you reach Walnut Gardens, located on your left.

What 3 Words - ///teacher.zest.adventure

Services & Tenure

Tenure - Freehold

Utilities - Gas, electric, and water are connected to the property. There is a Klargester system which is serviced annually, emptied when necessary and the cost of this is covered by the management company.

Internet - Broadband Speed is available in the area, with predicted highest available download speed 64 Mbps and highest available upload speed 14 Mbps.

Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Special Notes - Please note there is a communal maintenance charge of £50 per month paid into an account held by the five properties.

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.

Local Authority

Local Authority - Tewkesbury Borough Council

Council Tax Band - G

Our reference

PB_123

We'd love to hear from you

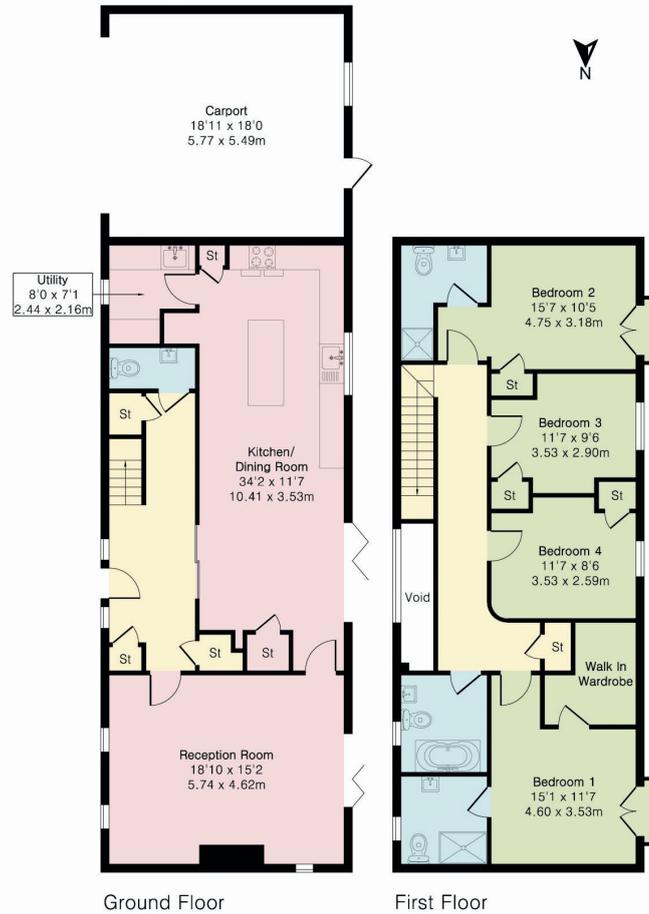
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Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	65 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Approximate Gross Internal Area 1838 sq ft - 171 sq m
(Excluding Carport & Void)**

Ground Floor Area 938 sq ft - 87 sq m

First Floor Area 900 sq ft - 84 sq m



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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.





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 the 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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