

## Two Hedges Road, Woodmancote, Cheltenham, Gloucestershire, GL52 9PT



- Substantial detached home
- Welcoming entrance hall and formal dining hall
- Comfortable sitting room ideal for family living
- Four bedrooms, including a principal bedroom with en suite
- Generous frontage with off-road parking for several vehicles
- EPC D

# Two Hedges Road,

Woodmancote, Cheltenham, Gloucestershire, GL52 9PT

## Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

## About the property

A substantial detached home offering generous accommodation and excellent outdoor space, set in a desirable semi-rural location on the edge of Woodmancote.

The accommodation is approached via a welcoming entrance hall which leads through to a formal dining hall, a comfortable sitting room, and a well-proportioned kitchen. The layout provides a great balance of reception space, ideal for both family life and entertaining.

There are four bedrooms in total, with the principal bedroom benefiting from its own en suite, along with a family bathroom serving the remaining rooms. The accommodation is well laid out and offers flexibility for a range of buyers.

Externally, Shillingbury Lodge enjoys a particularly attractive setting. To the front, there is ample off-road parking for several vehicles, access to a large garage, and a patio area ideal for seating. The rear garden is a real feature, offering an area laid to lawn, patio space, and a variety of established trees and shrubs, creating a private and mature outdoor environment.

Set within easy reach of local amenities and transport links while enjoying a more countryside feel, this is a wonderful opportunity to acquire a spacious home in a sought-after village location.

## Amenities

Woodmancote is a highly regarded village location situated to the north of Cheltenham, offering a wonderful balance of village life, open countryside and excellent connectivity. Set on the edge of the Cotswolds, the area enjoys a semi-rural feel while remaining within easy reach of Cheltenham town centre.

The village benefits from a strong sense of community, with local amenities including shops, pubs, primary schooling and recreational facilities. Woodmancote is particularly well placed for families, with access to a range of well-regarded schools nearby, including Woodmancote Primary School, Bishops Cleeve Primary Academy, Balcarras School, and Cleeve School.

Surrounded by attractive countryside, residents enjoy easy access to walking routes, open fields and nearby Cotswold villages, while commuters benefit from excellent transport links via the A435, A40 and M5, providing convenient routes to Cheltenham, Tewkesbury, Evesham and beyond.

## 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

Leaving the Perry Bishop office on Bath Road, head north towards Cheltenham and turn right onto Sandford Road, then take the next left into College Road. Continue along College Road and turn right onto All Saints Road, following it to the end where you'll join the Evesham Road (A435).

Once on the Evesham Road, and when at Bishops Cleeve, turn right at traffic lights by petrol station into Two Hedges Road. Proceed to Woodmancote, where Shillingbury Lodge is located.

What3Words: dawn.precautions.lights

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

## Local Authority

Tewkesbury Borough Council

Council tax Band - F

## Our reference

CHE250558

12th January 2026

## We'd love to hear from you

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**Approximate Gross Internal Area 1486 sq ft - 138 sq m  
(Excluding Garage)**

Ground Floor Area 711 sq ft – 66 sq m

First Floor Area 775 sq ft – 72 sq m

Garage Area 201 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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