

# PerryBishop

PROPERTY MADE PERSONAL

**Brassington Gardens,** Withington, Cheltenham, Gloucestershire GL54 4DG



Delightful family home backing on to farmland • Three bedrooms • Sitting room • Conservatory • Fitted kitchen • Cul-de-sac location • Garden • Driveway parking • EPC D



## Brassington Gardens,

Withington, Cheltenham, Gloucestershire GL54 4DG

### Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

A well-presented three-bedroom family home nestling at the end of a select cul-de-sac and backing on to and overlooking farmland. This delightful home offers a lovely contemporary way of living in a rural setting. The property is well placed, being equal distance from the wonderful market town of Cirencester and the regency town of Cheltenham with all of its amenities, facilities, and some glorious countryside walks.

The accommodation is arranged over two floors and briefly comprises an entrance lobby where there are stairs to the first floor. The kitchen has a range of units with working surfaces over and matching wall cupboards. The sitting room has a recently installed woodburner and an under stairs storage cupboard. The room flows through into the sun room where you can sit, relax, and overlook the garden. The downstairs has the added benefit of underfloor heating.

At first floor level, the landing leads to three bedrooms and the main family bathroom which enjoys a white suite with a separate

shower over the bath and a wash hand basin set in a vanity unit.

Outside, there are raised flower borders to the front and a driveway off-road parking space. Pedestrian access leads to the rear garden which is well enclosed and adjacent to open farmland. There is a lawn area, a small patio, and a garden shed.

This property is subject to a covenant under the 157 Housing Act 1985. This covenant is entered on the title of all homes originally sold under the Right to Buy Scheme in the Cotswold area of Outstanding Natural Beauty. This is to ensure homes developed with public funding are retained by people with a local connection and who will live in the property as their only home. In accordance with the statute, consent is also needed if the property is to be let.

### Broadband and Mobile Coverage

The vendors inform us there is high-speed fibre optic Gigaclear internet.

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

### Amenities

Withington lies in the heart of the Cotswolds, and is a well-served community providing a range of local facilities including a public house, a village hall and the Church of St Michael and All Angels.

The village is set in a peaceful rural location a couple of miles south of the A40 which provides access to the local regional centre of Cheltenham to the west and Burford, Oxford and London to the east. Cirencester lies 11 miles to the south and







there are mainline rail connections from Kemble and Cheltenham.

The region provides for a wealth of recreational pursuits with culture and racing in nearby Cheltenham and the wonderful Cotswold Hills surrounding.

#### Directions

From our Cirencester office, turn left towards the Market Place and at the traffic lights turn left into Gosditch. Follow this road into Dollar Street, bearing right into Spitalgate Lane. Continue to the traffic lights and follow straight over into The Whiteway. Continue for approximately 7 miles, staying on the road past Chedworth, and continue through the woods and down into Withington. At the T-junction, turn right and follow the road through the village, going past The Mill. Continue for a little while and Brassington Gardens will be found on your right hand side just beyond a right hand bend.

#### Services & Tenure

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

#### Local Authority

Cotswold District Council

Council Tax Band C

#### Our reference

CIR/JC/RN/14062024

#### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



# Brassington Gardens, Withington, Cheltenham, GL54

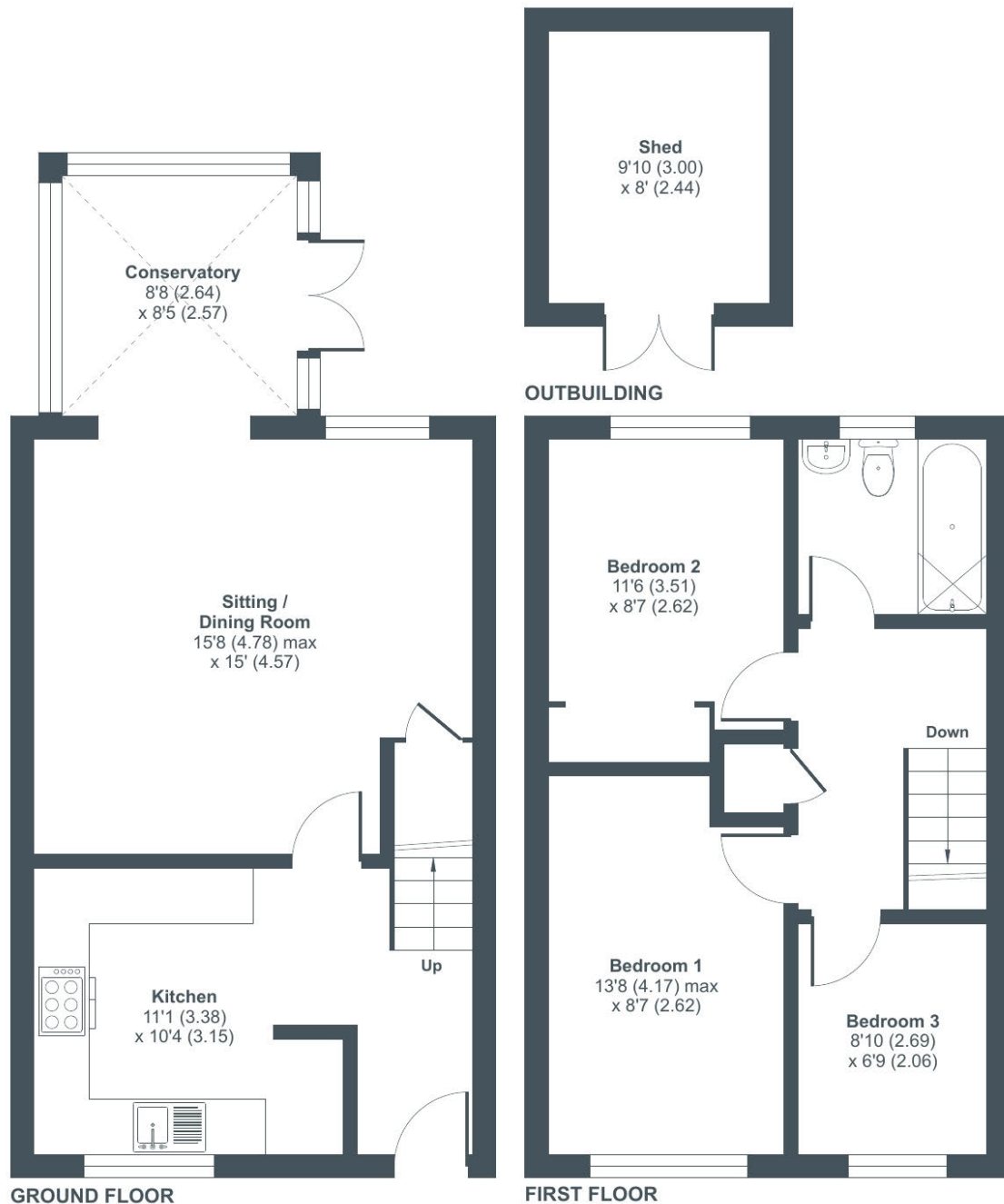


Approximate Area = 899 sq ft / 83.5 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 978 sq ft / 90.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1144691



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

[perrybishop.co.uk](https://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

