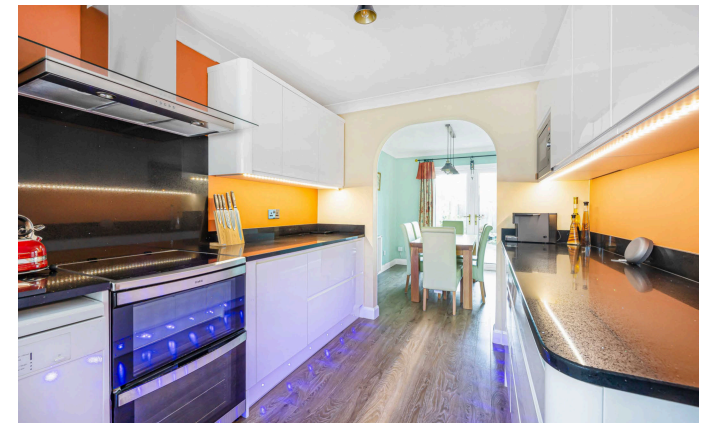


## Brassington Gardens, Withington, Gloucestershire, GL54 4DG



Beautiful four bedroom end of terraced home • Extended offering stunning sitting room • Fitted kitchen and dining room • En-suite to principal bedroom • Family shower room and cloakroom • Utility room and work shop • Driveway parking, gardens • EPC E

# Brassington Gardens,

Withington, Gloucestershire, GL54 4DG

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

A most beautifully presented four-bedroom end-of-terrace family home nestling in this ever-popular and highly sought-after Cotswold village.

This delightful home enjoys a pleasant cul-de-sac position and enjoys generous accommodation over two floors.

Briefly comprising a welcoming entrance hall where there is a door to the cloakroom. The sitting room has been extended and now provides a cosy lounge area with an attractive fireplace with a fitted wood burner. The family area has ample room for a couple of sofas, a vaulted glazed roof provides additional light and sizeable patio doors lead to the garden. The kitchen has been re-fitted to provide a range of base units with working surfaces over and matching wall cupboards, this flows through into the dining room.

At first floor level the landing leads to the four bedrooms and main family shower room. The principal bedroom has the added benefit of having an en-suite bathroom.

Outside, there is a lawn area and driveway parking which leads to the workshop. Behind this there is a very useful utility room. The rear garden is well enclosed and predominately laid to lawn with an ornamental pond and a patio area offering a place to sit, relax, or entertain.

## 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.

The property is within reach of a selection of schooling for all ages' including secondary education that has been voted for academic excellence and school of the year.

## Broadband and Mobile Coverage

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.

## 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 righthand bend.

What 3 Words: [///already.releasing.shuts](#)

## 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/26112024

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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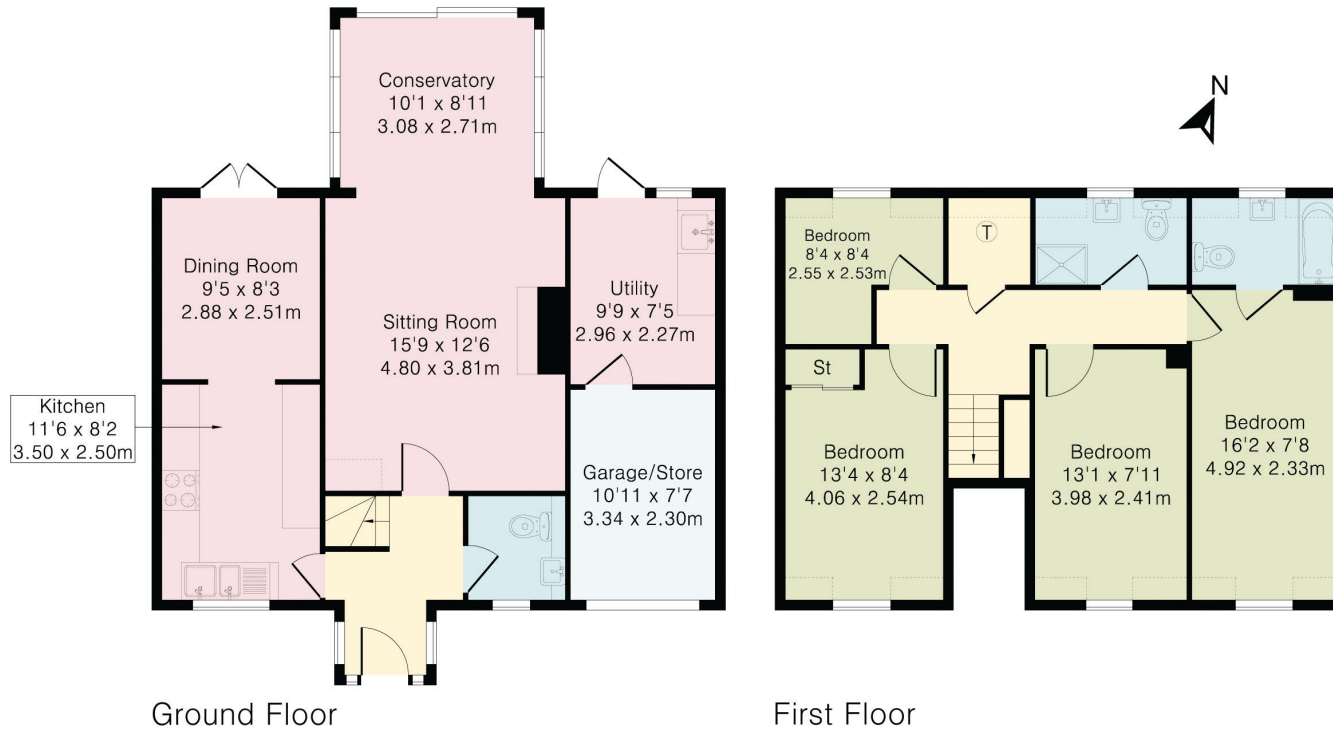




## Approximate Gross Internal Area 1287 sq ft - 119 sq m

Ground Floor Area 714 sq ft – 66 sq m

First Floor Area 573 sq ft – 53 sq m



**PerryBishop**  
PROPERTY MADE PERSONAL

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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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