

Chosen View, Shurdington Road, Brockworth, Gloucester, Gloucestershire, GL3 4PX



Sought after location • Immaculately presented • Quality finishes throughout • Countryside views • Generous sized garden • Parking • Garage • EPC D

Chosen View,

Shurdington Road, Brockworth, Gloucester, Gloucestershire, GL3 4PX

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Situated in a sought-after location close to open countryside and transport links stands this immaculately presented three-bedroom residence offering spacious living accommodation, parking, garaging, and a lovely garden to the rear enjoying far-reaching countryside views.

On entering there is a well-presented spacious entrance hall benefitting from plenty of built-in bespoke storage cupboards.

The sitting room is of a lovely size and beautifully presented enjoying a beamed ceiling, a stone fireplace with a wood burner and there are lovely views looking out to the rear garden and countryside beyond. There is access out to the garden and patio area.

Following on there is a further sitting room open plan kitchen/dining room which is of a generous size and beautifully presented incorporating quality and style and benefitting from a beamed ceiling a further fireplace with a wood burner and the bespoke kitchen is immaculately presented enjoying a central breakfast island and plenty of built-in quality storage units. Bifold doors lead out to the rear garden and entertainment area.

Leading off there is a separate utility and cloakroom.

To the first floor, there are three beautifully presented bedrooms one of which enjoys its own en-suite shower room and a further enjoying double doors opening out to take in the far-reaching countryside views.

The beautifully presented family bathroom is presented in a contemporary style and enjoys views looking out to the rear.

To the outside, there is parking to the front and a garage and to the rear the well-maintained garden is of a generous size backing onto open farmland and there are glorious views looking

out. The paved patio area is a lovely space from where to sit and relax and entertain.

Double doors lead into the rear of the garage and there is a further workshop attached. There are a further two storerooms.

Amenities

Brockworth is a very popular area on the outskirts of Cheltenham, largely established in the post war period and up to the 1970's, on the back of The Gloster Aircraft company which was a major employer in the pre and post war era and the runway saw the first test flight for Sir Frank Whittle and his turbo jet engine.

Today the site has been redeveloped into a bustling business park and includes a major supermarket. There is also a traditional shopping area in Brockworth, sporting facilities, primary and secondary schools and nearby is the famous cheese rollers hill, a pagan festival on the last Monday in May, where the brave and the foolish chase a cheese round down a breathtakingly steep hill.

Directions

From Cheltenham take Shurdington Road and A46 just after taking the roundabout over the A417 the property can be found on the left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Tewkesbury Borough Council

Council Tax Band: E

Our reference

STRVAL/SM/RN/27092023

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: stroudvalleys@perrybishop.co.uk







Chosen View Shurdington Road, Brockworth, Gloucester, GL3

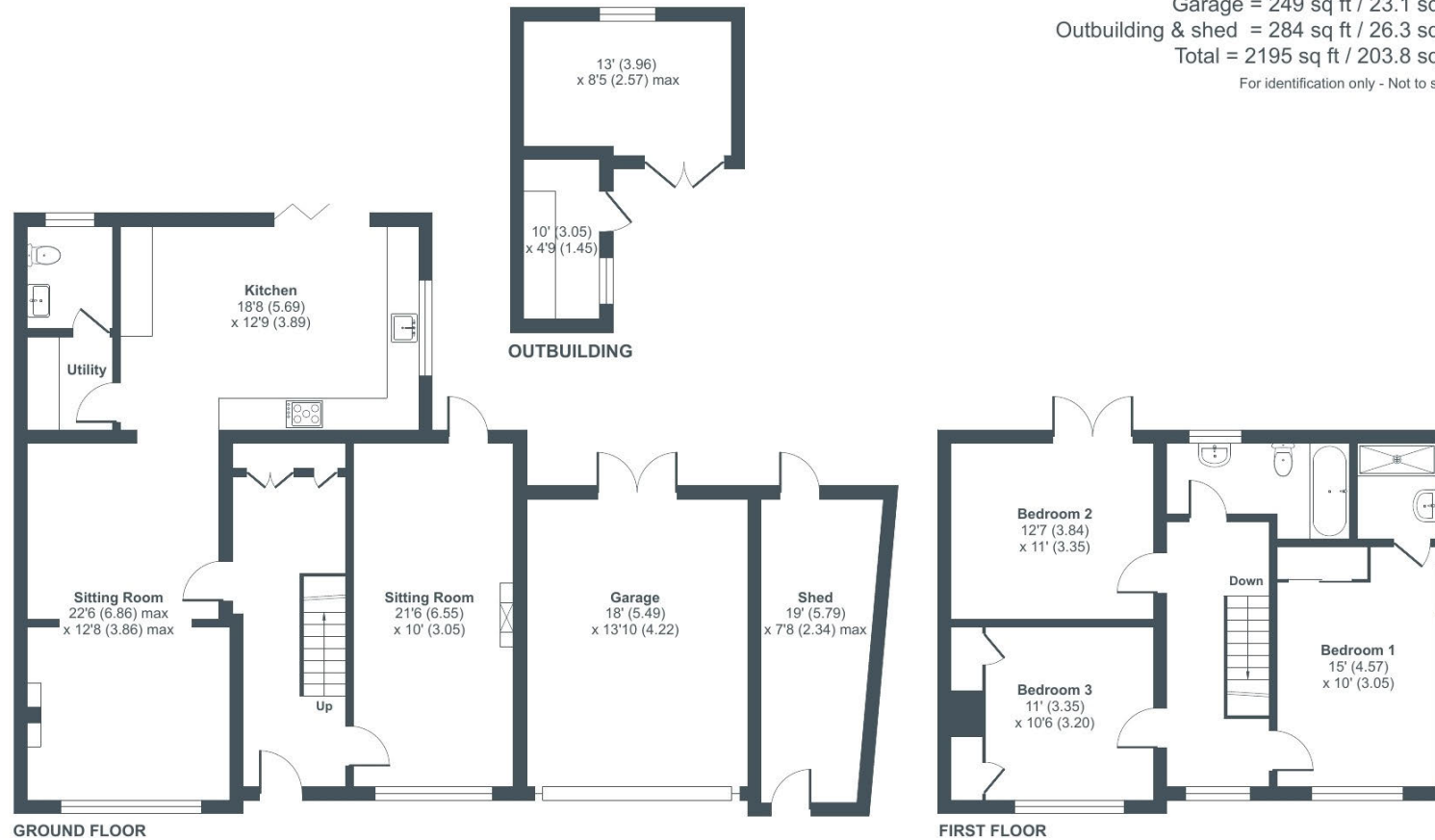
Approximate Area = 1662 sq ft / 154.4 sq m

Garage = 249 sq ft / 23.1 sq m

Outbuilding & shed = 284 sq ft / 26.3 sq m

Total = 2195 sq ft / 203.8 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 2023. Produced for Perry Bishop. REF: 1038363



4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: stroudvalleys@perrybishop.co.uk

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

