







Tunfield, Gretton, Cheltenham, Gloucestershire

Located in the heart of the village, a detached individual home with further potential, set in a substantial south facing garden.

Description

Occupying an elevated position and set back from the lane, Tunfield is a wonderfully maintained detached village home dating to the 1960's. Revolving around a large central reception hall, the accommodation is naturally very bright due to the south facing aspect at the rear and a number of large picture windows. The ground floor feels quite open plan, the main rooms being a dual aspect sitting/dining room and a kitchen/breakfast room that stretches from the front of the house to the garden at the rear. A utility room and a cloakroom complete the ground floor. Upstairs, there is a master bedroom with a dressing room and en suite bathroom, a guest bedroom also with views of the garden, a single bedroom and a family bathroom. The gardens are a particular feature of the property and extend to approximately 0.64 of an acre in total. With plenty of space around the house, an extension to the side or rear seems feasible, subject to the necessary consents. There is off road parking for several cars to the front of the house, whilst to the rear, the garden stretches back towards the hill. Well stocked with mature shrubs and flower borders, the plot is very private with lots of secluded corners to sit and relax, a small gentle stream trickling through and all under a wooded backdrop. Part way up the garden, there are two garden sheds and a summer house as well as a large versatile garden studio (with electricity).



 3  2  2  0.64 acres



Location

Set in an Area of Outstanding Natural Beauty, on the edge of the Cotswolds, the village of Gretton is just nine miles north of the fashionable Regency Spa town of Cheltenham. The pretty market town of Winchcombe is about a mile away and has a range of shops, a supermarket, pubs and restaurants and good secondary school. Gretton village has an active community that centres on the excellent primary school, church, village hall, children's play area and the well patronised public house, the Royal Oak. Cheltenham can be reached in less than 30 minutes by car and there is a regular bus service. Tewkesbury and the M5 are less than 9 miles to the west.

Winchcombe 1 mile • Broadway 8 miles • M5 junction 9 (N&S) 8 miles
Cheltenham 10 miles • Stow-on-the-Wold 14 miles • Cirencester 27 miles
Oxford 43 miles • London 100 miles (Distances approximate).





Property Information

No onward chain

Tenure Freehold.

Services All mains services are connected.

Local Authority & Council Tax Band Tewkesbury Borough Council. Tax Band G.

EPC Rating D



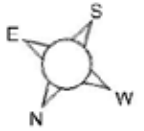
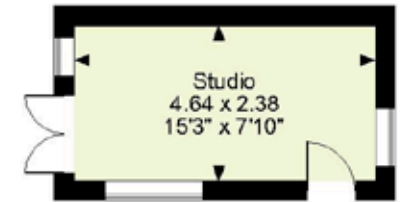
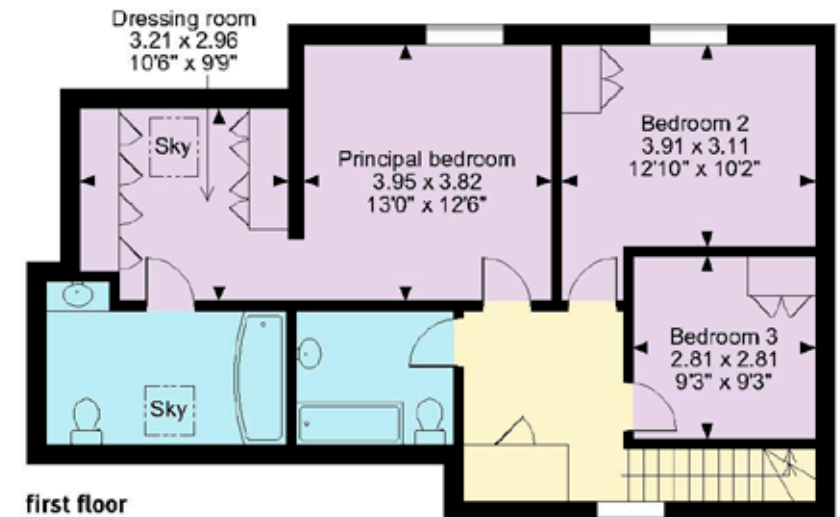
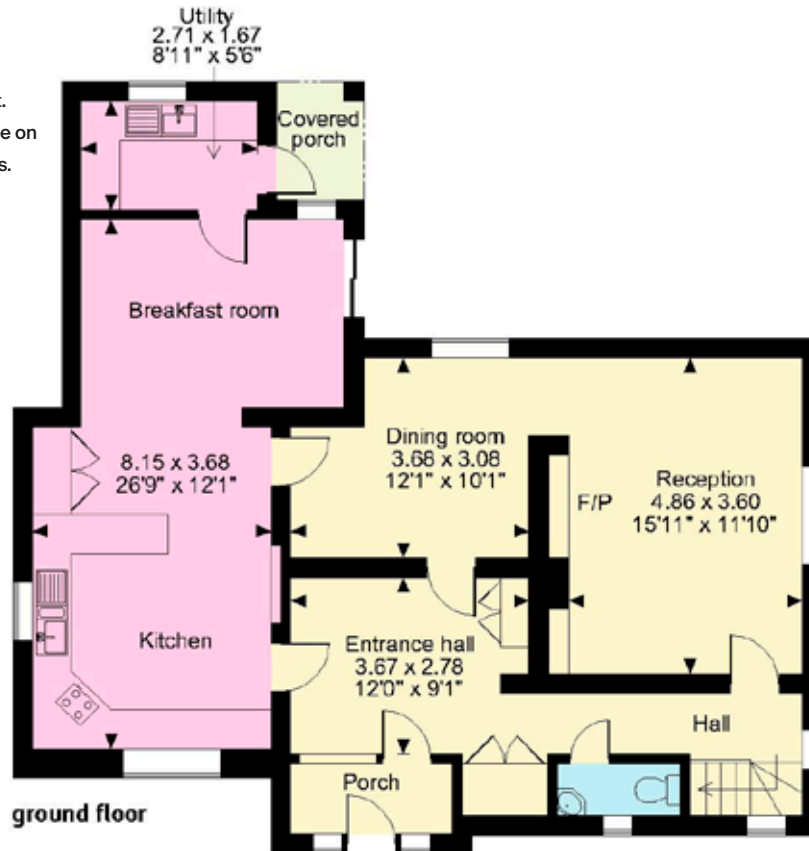


Approximate Gross Internal Floor Area

Main House: 164 sq.m / 1,763 sq.ft

Studio: 11 sq.m / 119 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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