

Fragaria, Lawrences Meadow, Gotherington, Cheltenham



An immaculate family home with a generous south facing garden located in the heart of the village.

Description

Set part way along a peaceful cul-de-sac in the heart of the village, this detached family home is being sold for the first time since it was built in 1989. Arranged over two floors and extending to 1,859 square feet (including a double garage), the principal rooms all enjoy a southerly aspect looking onto the garden and so making the house naturally very light. The property is presented to an excellent standard and has clearly been maintained meticulously. The accommodation flows around a central reception hall and galleried landing above. The kitchen/breakfast room is open plan with the breakfast bar creating both good working space and a clear division within the room. Stretching from the front of the house to the rear, the kitchen leads through to a dining room. A double width opening leads into to a very nice sitting room with a triple aspect and feature fireplace. A cloakroom and utility complete the ground floor. Upstairs, there is a principal bedroom with en-suite bathroom, two further bedrooms, a fourth bedroom fitted out as a study and a family bathroom. All of the bedrooms have built in wardrobes. Three of the bedrooms enjoy views over the garden to the Cotswold escarpment beyond. The plot extends to approximately a quarter of an acre from front to back. There is off street parking in front of the garage whilst the rear garden is very private, level and predominantly lawned. All mains services are connected. Ultra fast fibre broadband. Agents' note: Planning consent has been granted on the field to the south, directly behind Lawrences Meadow to create a high quality sustainable development of 50 houses. Between the property being sold and the new housing is a large open green space so the impact on Lawrences Meadow is minimised. Further details available upon request.



4



2



2



2



0.24 acres





Location

Gotherington is a delightful village nestled at the foot of the Cotswold Hills on the northern edge of the pretty spa town of Cheltenham. The property occupies a peaceful position on the south side of the cul-de-sac in the middle of the village. Gotherington itself has an excellent sense of community and enjoys a range of amenities that includes Gotherington primary school, Shutters public house, a village store and Post Office, a village hall and Gotherington playing field which is home to the Cricket Club, tennis courts and a children's playground.

Distances

Cheltenham 5 miles | Tewkesbury 5 miles | Winchcombe 5 miles | Broadway 14 miles
Stow-on-the-Wold 19 miles | Birmingham 45 miles | Oxford 45 miles | London 104 miles
(All distances are approximate).

Property Information

Guide Price £875,000

Local Authority Tewkesbury Borough Council

Council Tax Band G





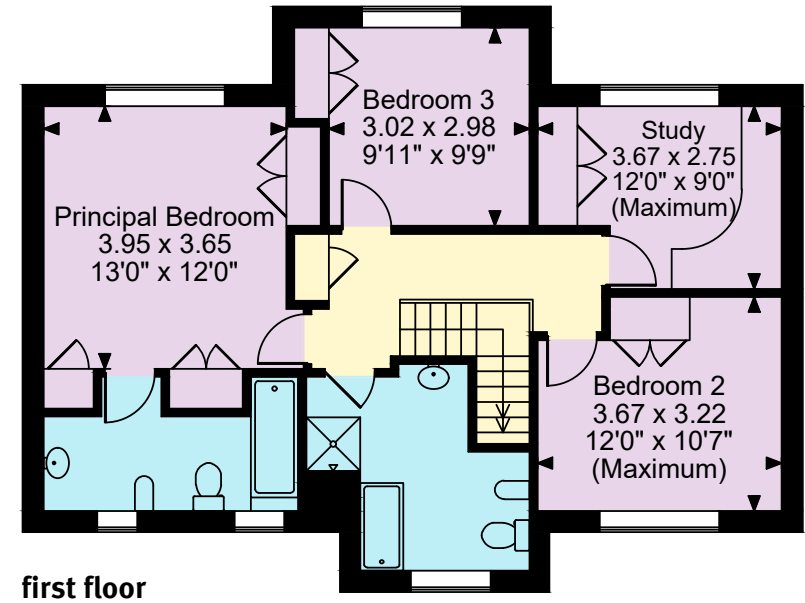
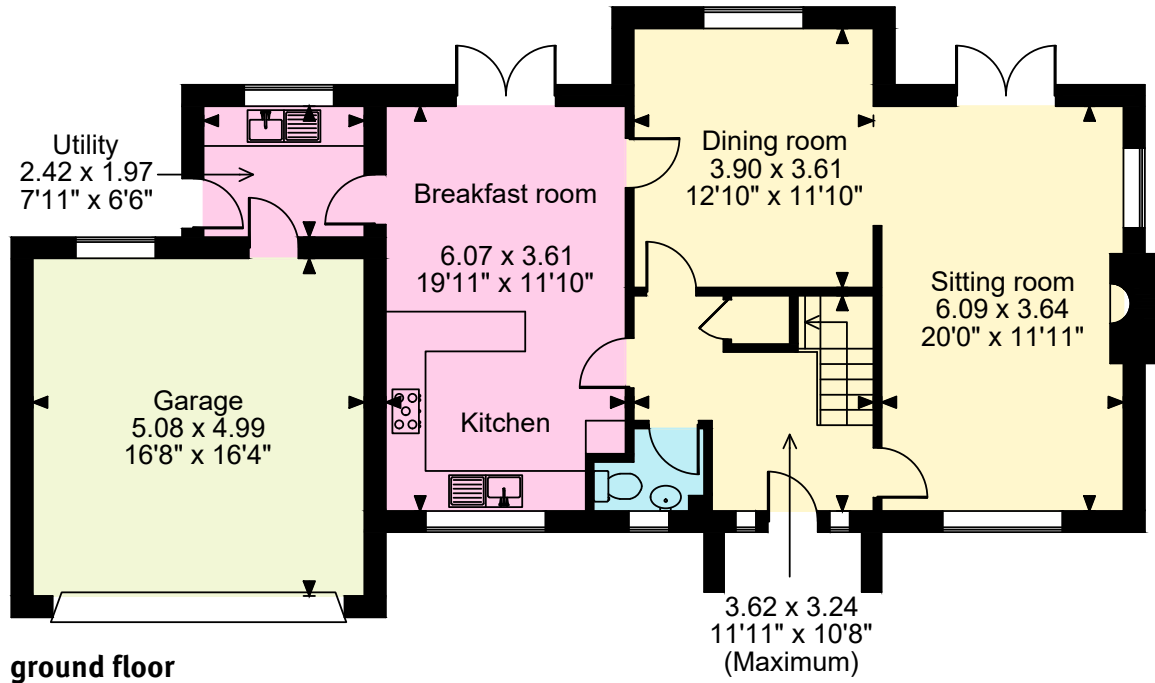
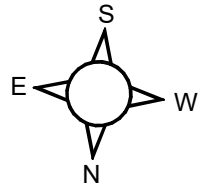
Approximate Gross Internal Floor Area

Main House: 149 sq.m / 1,607 sq.ft

Garage: 25 sq.m / 273 sq.ft

Total Area: 175 sq.m / 1,880 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 October 2023. Photographs and videos dated October 2023.

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