



Rosewood, Gretton Fields, Gretton, Cheltenham



Set at the end of a private drive in a village location, a beautifully built Cotswold stone family home set in a generous plot with a large double garage.

Description

Completed in 2019 and built of a local Syreford stone, 'Rosewood' is one of two individual family homes that boasts a generous garden and a private location. Modern, well designed, practical and beautifully finished the property is in great condition and makes a fantastic home.

The accommodation centres of a large entrance hall and galleried landing above. The reception hall leads to the double aspect sitting room which focuses on a wood burner and enjoys access to the garden via a set of French doors that step out onto a large garden terrace.

The kitchen/dining room is the real hub of the house, designed in an open plan style, with a comprehensive range of units, high quality appliances and an instant hot and cold water tap. This space is particularly social with a contemporary feel, ideal for entertaining and family living as again, there is direct access to the gardens via bi folding doors. A separate dining room or second sitting room is currently used as a playroom. A cloakroom and useful utility complete the ground floor.

An oak and glass staircase rises to the four double bedrooms on the first floor. The principal suite has a walk in wardrobe and en-suite bathroom. Bedroom two is also en-suite with fitted wardrobes. Bedrooms 3 and 4 enjoy views over the garden at the rear and share the family bathroom.

To the front of the property, the house sits back from the driveway with parking available in front of the house and double garage.



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Location

Surrounded by the Cotswold Area of Outstanding Natural Beauty, the village of Gretton Fields is just nine miles north of the fashionable Regency Spa town of Cheltenham. The pretty market town of Winchcombe is about two and a half miles away and has a range of shops, a supermarket, pubs and restaurants and good secondary school. Gretton Fields shares the amenities of the nearby village of Gretton which 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.

Distances

Tewkesbury and the M5 are less than 9 miles to the west. Winchcombe 2.5 miles, Broadway 9 miles, M5 junction 9 (N&S) 7 miles, Cheltenham 10 miles, Stow-on-the-Wold 14 miles, Cirencester 27 miles, Oxford 43 miles, London 100 miles (Distances approximate).

Property Information

Local Authority Tewkesbury Borough Council

Council Tax Band G

EPC B

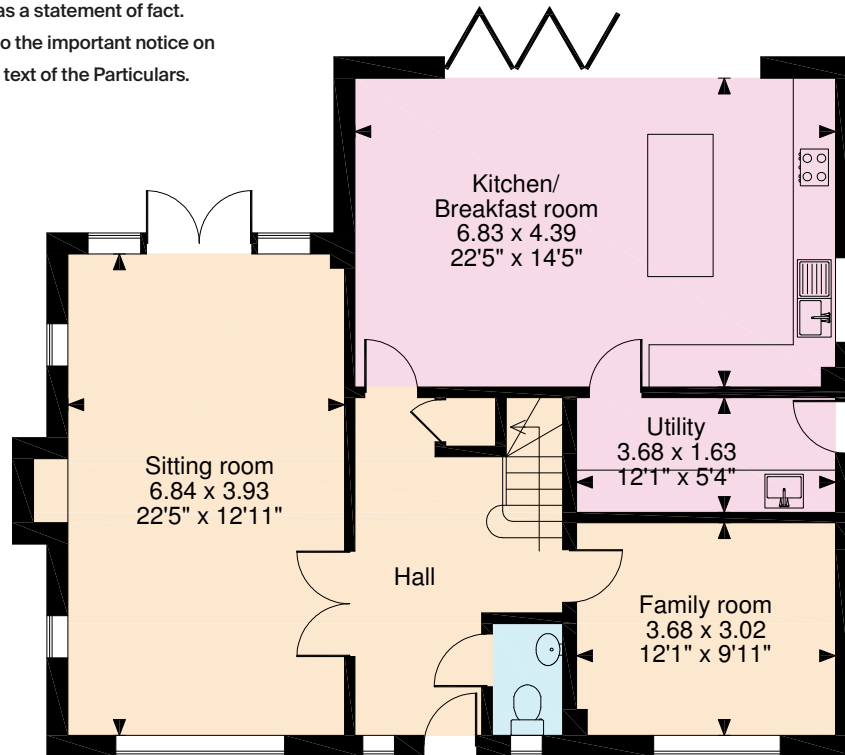
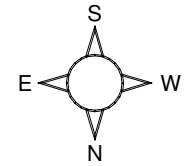
Services Mains water, gas, electricity and mains drainage are connected to the property. Photovoltaic panels are attached to the rear of the garage.



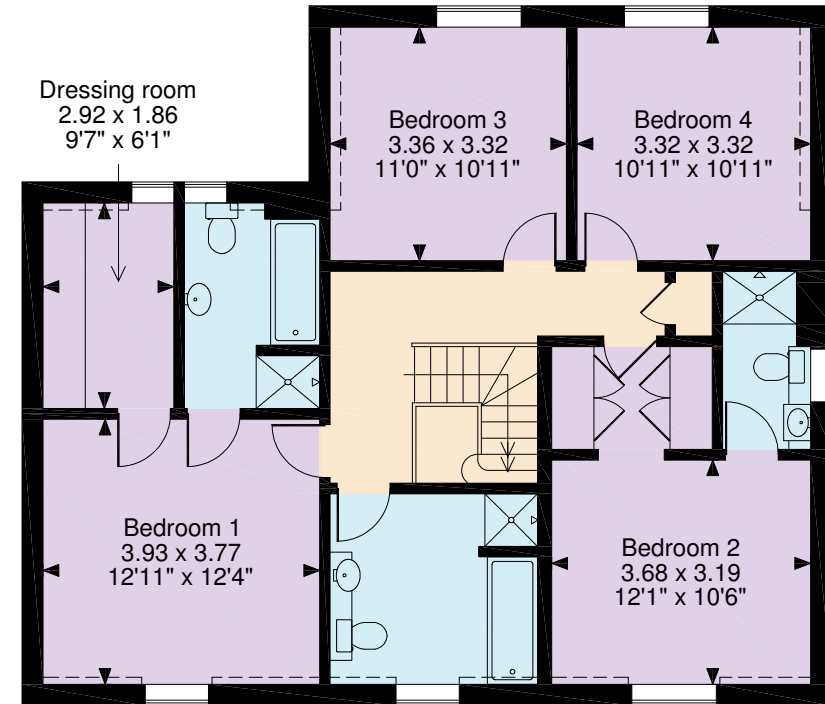
Approximate Gross Internal Floor Area

Total Area: 179 sq.m / 1,924 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.



GROUND FLOOR



FIRST FLOOR

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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 January 2025. Photographs and videos dated December 2024.

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