



2 MILLCOT

Woodmancote, GL52 9PX



# 2 MILLCOT WOODMANCOTE, GL52 9PX

A spacious four-bedroom home with a west facing garden, detached double garage and easy access to local amenities.



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Local Authority: Tewkesbury Borough Council

Council Tax band: F

Tenure: Freehold

Guide Price: £850,000



## LIVING AREAS

This detached Cotswold stone house provides a generous and well-planned layout extending to approximately 2,221 square feet of internal space, with garaging bringing the total to around 2,508 square feet. The property is arranged over two floors and offers practical family living combined with a village setting close to Cheltenham.

The ground floor opens into a spacious reception hall which leads to a bright living room with a feature fireplace and French doors opening to the rear garden. There is a formal dining room positioned at the front of the house, ideal for entertaining, and a separate versatile study which provides a quiet space for home working. The kitchen enjoys views over the garden and there is a separate utility room. A cloakroom completes the ground floor accommodation.







## ACCOMMODATION

On the first floor there are four well-proportioned bedrooms. The principal bedroom includes fitted wardrobes and a dressing area together with an en suite shower room. Two further bedrooms also benefit from en suite facilities, while the fourth bedroom is served by a family bathroom.

All rooms are finished in neutral tones and enjoy good levels of natural light.

Externally, the property is gated at the front and enclosed on all sides. Approached via a long gravelled driveway, there is parking for several cars and access to a detached double garage.

The rear garden is mainly laid to lawn with a paved terrace for outdoor seating. The boundaries are enclosed by fencing and mature hedging, creating a private and secure setting.





## OUTSIDE

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Approx. gross internal area 2221.2 sq. ft / 206.4 sq. m

Approx. total area including garage 2508 sq. ft / 242.4 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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