

3 GREENWAY CLOSE

SHURDINGTON, CHELTENHAM, GLOUCESTERSHIRE, GL51 4TL



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Standing in a peaceful location at the end of a quiet no through road, this deceptively spacious double fronted chalet style home has been significantly enlarged and modernised to create a versatile property providing exceptional living accommodation including three sizeable receptions and five bedrooms.

- Entrance hall, bathroom fitted with modern sanitary ware, dual aspect sitting room as well as a 20ft family room and 20ft kitchen/dining room with doors to the garden
- Two ground floor double bedrooms including the principal bedroom suite
- Three first floor double bedrooms and a spacious modern shower room
- Single garaging and parking for 3/4 vehicles
- Double glazed, gas centrally heated and versatile accommodation
- Peaceful location with open countryside on the doorstep

This sizeable link-detached chalet style property provides spacious accommodation in excess of 1,700sq.ft. ideal for a growing family or multi-generational living. The property has been heavily extended at the rear and also in to the loft space to create five bedrooms including two ground floor bedrooms, one of which could be utilised as the principal bedroom or guest suite. There is also a second ground floor bedroom which is served by a modern bathroom. The layout flows extremely well and includes an exceptional 20ft open plan kitchen/dining room, a 20ft family room and also a separate dual aspect sitting room.





SITUATION

Tucked away at the end of a small no through road on the edge of this popular semi-rural village which nestles at the foot of the Cotswold escarpment. Shurdington offers a good choice of day to day amenities including a local shop and post office, public houses, garden centres, hairdressers and a highly respected primary school. Shurdington is located centrally between Cheltenham and Gloucester, the village is surrounded by beautiful open countryside providing a number of stunning walks and exceptional views, the village is also favourably placed for access to the M5 motorway network at Junction 11a.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

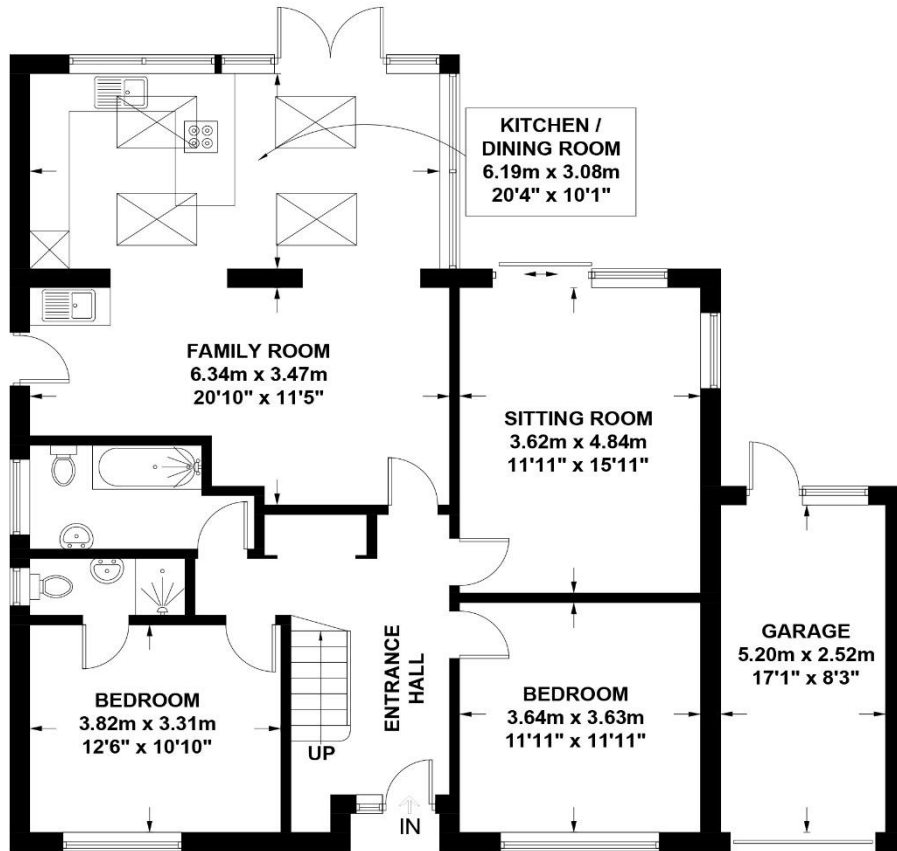
Local Authority:
Tewkesbury Borough Council: 01684 295010.
Council Tax Band: (D) - £1,693.89pa. (2020/2021).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 22722.

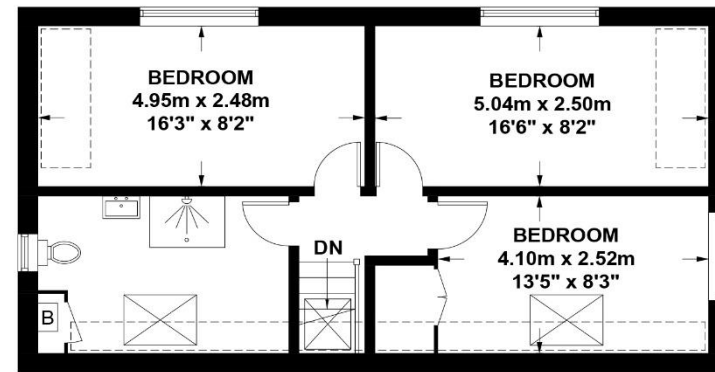


Approximate Gross Internal Area = 161.2 sq m / 1735 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 174.3 sq m / 1876 sq ft



GROUND FLOOR = 1167 SQ FT / 108.4 SQ M

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



FIRST FLOOR = 568 SQ FT / 52.8 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.
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