



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



HIGH BRIAR

Shurdington

High Briar, Shurdington, GL51 4TT

Entrance hall • Boot room • Kitchen/Breakfast room • Sitting room
Living room • Utility • 4 Bedrooms • 2 Bathrooms • Terrace • Garden •
Home office Gated driveway with ample parking • Circa 0.42 acres

A wonderful contemporary home close to Cheltenham Spa

Description

High Briar is a fabulous family home, superbly situated within striking distance of the hustle and bustle of Cheltenham Spa. Beautifully renovated, the current owners have been mindful to create a contemporary and practical home. The layout of the accommodation works superbly with bright and light living spaces and cosy corners.

The kitchen/breakfast room is clearly the heart of the house and a fabulous room in which to entertain family and friends. The kitchen island is ideal for morning coffees and evening catch ups whilst cooking up a feast and the open plan aspect of the room works brilliantly when hosting larger gatherings. The kitchen is well laid out with modern appliances and there is plenty of worktop and storage space. French doors allow for indoor/outdoor living in the warmer months.

The adjacent sitting room is currently set up as a playroom. The bi-folding doors create a seamless transition to the terrace and garden.

The living room is a wonderful room in which to relax. There is plenty of natural light and French doors lead to the terrace. The wood burner creates a cosy atmosphere and adds extra warmth in the winter months.

The utility room keeps the piles of washing out of sight and provides further discreet storage. The boot room comes in handy for muddy wellies after a long country walk!

Upstairs comprises the master bedroom with en suite bathroom. There are three further bedrooms

and a family bathroom. The rooms are beautifully laid out with views to the front and rear of the house. Careful thought has been put into creating comfortable rooms with plenty of storage.

Outside, the terrace is a wonderful space to entertain in the summer months with al fresco BBQs and lazy sundowners. The enclosed garden is a stunning feature of the house and is a true haven of outdoor space. It is predominantly laid to lawn, interspersed with colourful herbaceous borders and mature trees.

The timber clad home office is ideal for working from home and can equally make a superb gym/studio.

There is private gated parking to the front of the house.

*Cheltenham Spa 3 miles
(direct trains to London Paddington)
Gloucester 4 miles
Stroud 10 miles
Cirencester 14 miles
Swindon 30 miles
Oxford 43 miles
Bristol 39 miles*

All distances and times are approximate





General Information

Tenure: Freehold.

Services: Mains water, electricity, drainage and gas central heating. Photovoltaic panels and battery storage.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Tewkesbury Borough Council, Public Services Centre, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT Tel: 01684 295010. Council Tax Band F and EPC rating D.



Location

High Briar is superbly located in Shurdington, south west of Cheltenham Spa. The village is home to gastro pubs The Cheese Rollers and The Bell Inn, a primary school, beautiful St Paul's church, a store with post office and two garden nurseries. The main bus route to both Cheltenham and Gloucester is just a short walk from the house.

Cheltenham with its extensive array of facilities is only a short drive away.

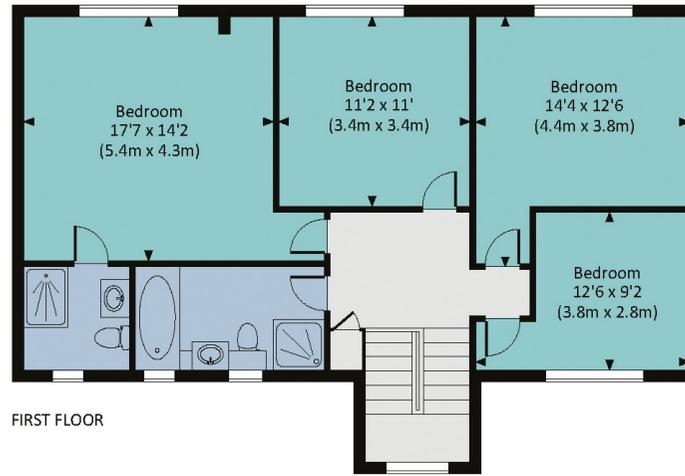
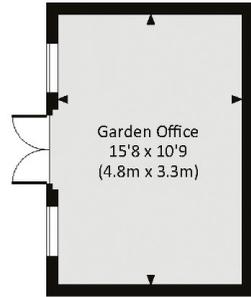
Leckhampton has a wide range of local amenities on the Bath Road. One is spoilt for choice with a variety of boutiques, cafes, restaurants, bakeries, butchers, greengrocers and pubs. Other popular areas of Cheltenham such as Tivoli, Montpellier and The Suffolks are home to a great choice of restaurants, bars, hotels and boutique shops. Montpellier and Imperial gardens play host to the various festivals throughout the year which include the Jazz, Music, Literature and Science Festivals.

Sporting opportunities are abundant with nearby golf courses in Charlton Kings, Ullenwood, Naunton and Cirencester; bridle paths are plentiful; sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of state, grammar and private schools such as Shurdington Primary School, Bourneside School, Cheltenham Colleges, Pate's Grammar School, Marling School, The Crypt School, Richard Pate's and Dean Close, to name but a few.

Communication links are excellent with the M5 motorway link at J11 providing access both North and South, the A40 to Oxford and London and the A419 to the M4. There are regular direct trains to London Paddington from Cheltenham Spa Railway Station, which is approximately 3 miles away. The international airports of Birmingham and Bristol are within one hour's drive.

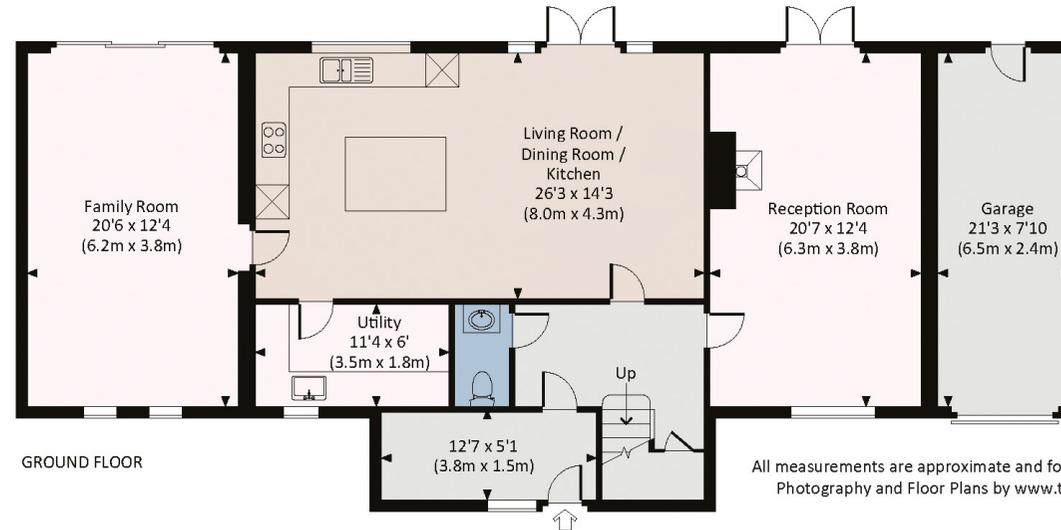




HIGH BRIAR, MAIN ROAD, SHURDINGTON, GL51

Approx. gross internal area 2002 Sq.Ft. / 186.0 Sq.M.

Approx. gross internal area 2351 Sq.Ft. / 218.5 Sq.M. Inc. Garden Office & Garage



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

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