



Spring Cottage, Shipton Oliffe, Cheltenham

- Four bedroom character cottage
- Kitchen/breakfast room
- Family room and sitting room
- Conservatory
- Two Jack & Jill en-suite bathrooms
- Off road parking for 2 cars

**Nigel Poole
& Hancox**

Shipton Oliffe

CHELTENHAM

Asking Price: £645,000

Spring cottage is a beautifully presented character cottage set in the heart of Shipton Oliffe, a quintessential village surrounded by beautiful rolling countryside. This fine property has been the subject of a comprehensive restoration programme whereby great attention to detail has been shown in retaining the charm and character, in particular exposed stone walls, stone mullion windows, beamed ceilings and feature fireplaces to name but a few. A pretty landscaped cottage garden with a paved terrace directly outside the house provides the ideal space for al fresco dining. The property benefits from a guest bedroom with a Jack and Jill en-suite Bathroom downstairs ideal for elderly relatives or teenager needing their own space, bi-fold doors from the dining and family room out on to the rear garden, Jack and Jill En-Suite Bathroom to Bedroom 3, double glazing, oil fired central heating and off road parking for 2 cars.

Entrance Porch:

Double glazed obscure glass front door to the front aspect, stone flooring, wooden framed single glazed window to the side aspect, coat hooks, power points and Oak door to:

Inner Hallway:

Karndean flooring, wall light, exposed beam, covered radiator, open plan to the conservatory, Oak door to the Jack and Jill en-suite bathroom and Oak door to:

Guest Bedroom/Bedroom 2:

Double glazed window to the front aspect, wooden framed Velux window to the rear aspect, built in double wardrobes, door to airing cupboard (housing a Grant oil combination boiler), exposed beams, radiator with cover, power points, TV point and Oak door to:

Jack and Jill En-suite Bathroom:

Wooden framed double glazed Velux window to the rear aspect, wooden framed double glazed window to the rear aspect, 3 piece white bathroom suite with a mains shower over the bath with a clear shower screen, heated towel rail, fully tiled walls and exposed beams.

Conservatory:

Clear panel roofing, double glazed bi-fold doors to the rear aspect, wall lights, Oak flooring, power points, telephone point, radiator with cover, open plan to kitchen and open plan to:

Family Room:

Double glazed bi-fold doors to the rear aspect, Inglenook feature fireplace with wood burner, Oak flooring, power points, TV point and open plan to the sitting room.

Kitchen/Breakfast Room:

Double glazed window to the side aspect, wooden framed single glazed window to the porch with a window seat, electric under floor heating, wooden wall and base units with solid Beech work surface, Belfast sink with mixer tap over, wine rack, Range master electric cooker with extractor fan over, integral dishwasher, microwave and washing machine, America fridge/freezer, door to the pantry/store cupboard, feature fireplace with a wood burner, island with base units, storage and breakfast bar, stone flooring, exposed beam, inset ceiling spot lights, power points and open plan to:

Sitting Room:

Stone mullion single glazed window to the family room with a window seat, feature Inglenook fire place with a wood burner, power points, TV point, wall lights, exposed beams and stairs to the first floor.

Landing:

Double glazed obscure glass door to the front aspect, inset ceiling spot lights, smoke alarm, exposed beams, power points, doors to bedrooms 3 and 4 and en-suite Jack and Jill bathroom. Door to:

Bedroom 1:

Stone mullion double glazed window to the rear aspect, radiator, wooden framed double glazed Velux window to the side aspect, inset ceiling spot lights, power points, built in wardrobe and TV point.

Bedroom 3:

Stone mullion double glazed window to the front aspect, double glazed window to the side aspect, built in double wardrobes with store cupboard over, exposed beam, power points, TV point and door to:

Jack and Jill En-suite Bathroom:

Wooden framed double glazed Velux window to the rear aspect, double glazed roof light to the rear aspect, white low level WC, wash hand basin, bath with mains shower over, corner shower with mains shower with a clear shower screen, heated towel rail, original wooden flooring and part tiled walls.

Bedroom 4:

Double glazed window to the front aspect, exposed beams, built in store cupboards, radiator with cover, power points and loft access.

Front Garden:

Block paved and tarmac driveway with parking for 2 cars, outside lights and water tap, to the right aspect are borders with plants and shrubs, paved path with steps to the enclosed porch, gravel path to the left hand side to the shed (housing power points), borders with plants, shrubs and a small tree.

Rear Garden:

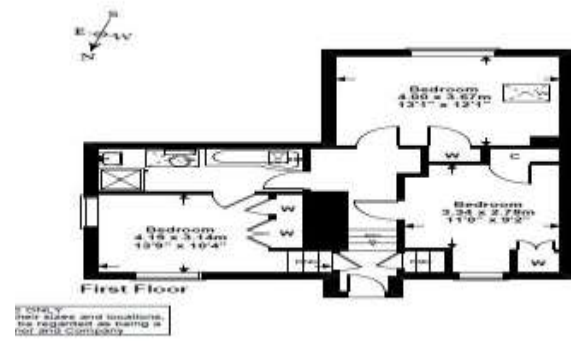
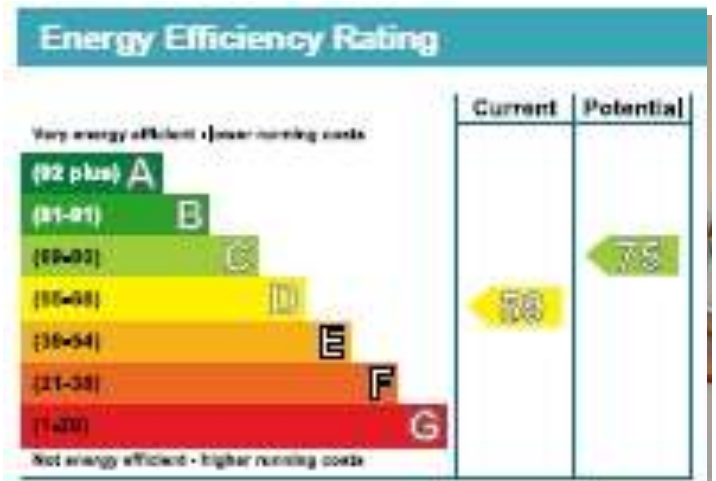
Terraced area with built in lighting, power points and water tap, borders with plants and shrubs, stone steps down to the lawned area with borders plants and shrubs, feature pond with a small water fall, gazebo area with decking and adjoining part storage and timber shed (housing power points), Cotswold stone walls surround, wooden gate to the rear aspect giving access.

Council Tax Band D

Agents Notes:

The vendor is a relative of an employee from Nigel Poole and Hancox.





MISREPRESENTATION ACT 1991

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