



PETER BALL & CO.  
ESTATE AGENTS

# HILLVIEW CLOSE, BISHOPS CLEEVE, CHELTENHAM GL52 8WE

£345,950

- Brand New' One Of A Kind' Semi Detached
- Three Bedrooms
- Select Development Of Nine
- 15 ft Kitchen/Diner
- 15ft Living Room
- Utility
- Downstairs Under floor Heating
- Driveway

## PROPERTY DESCRIPTION

An exciting and wonderful opportunity to purchase a BRAND NEW, one of a kind semi detached three bedroom house in this select development of only nine homes and situated less than a 1/4 mile from the village centre of Bishops Cleeve. Sherborne Homes are a local family run business focused on building bespoke homes throughout the Cotswolds. 'The Lansdown' offers well designed individual accommodation with an entrance hall and stairs to the first floor, doors to the cloakroom and either side is a 15 ft living room with large double glazed patio doors leading to the garden and 15ft kitchen/diner with door to the utility room. Underfloor heating warms the ground floor. Upstairs boast three good size bedrooms with the master benefitting from an en suite. The enclosed garden is laid to

lawn and there is a private driveway. Further benefits include gas central heating, double glazing, 10 year LABC warranty, electric car charging point and NO ONWARD CHAIN. The developer has a range of stylish upgrades available by separate negotiation example upgraded kitchen, granite work surfaces and extra landscaping. Viewing is highly recommended.

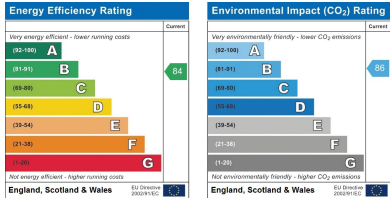
## SITUATION

Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets and all the social facilities one would expect in a large village. Cheltenham and Tewkesbury town centres are both less than 5 miles away. Transport links to the area are good being close to the M5 junctions and Cheltenham Spa mainline station. There are primary and secondary schools within half a mile in the village.

## DIRECTIONS

From our Bishops Cleeve Office proceed straight over the mini roundabout, across the pedestrian crossing and at the next roundabout turn left into Finlay Way. Proceed along the road and Hillview Close is a short distance along on the left hand side.

## ADDITIONAL INFORMATION



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 87.5 sq. metres (941.6 sq. feet)

This plan is not to scale. For guidance purposes only.  
Plan produced using PlanUp.