

# Evesham Road

Bishops Cleeve, Cheltenham GL52 8SA



## Evesham Road, Bishops Cleeve GL52 8SA

A stunning four bedroom detached house located in Bishops Cleeve. This beautiful property has been a family home for over 100 years and comprises of: entrance porch, entrance hall which leads to a study on right and on the left takes you through to the open plan dining room / living room, kitchen and conservatory. Upstairs leads to four double bedrooms two of which has built in wardrobes and the master bedroom with dressing area, bathroom and WC.

Outside the property has plenty of space for parking, two off road parking spaces to the front, there is also gated access into the rear garden which has two more parking spaces and a double garage. This property boasts a large rear garden which has opportunity to build and a summer house.







## PORCH

Windows to side. Doors leading to entrance hall.

## ENTRANCE HALL

Doors leading to dining room and study. Stairs leading to first floor.

## STUDY

11' 10" x 11' 11" (3.61m x 3.63m) Sash window to front. Original wood floor. Gas fire.

## DINING ROOM

10' 6" x 11' 6" (3.2m x 3.51m) Sash window to front. Log burning fireplace. Radiator. Opening to living room.





### **LIVING ROOM**

10' 6" x 11' 6" (3.2m x 3.51m) Window to conservatory / garden. Storage cupboard. Radiator. Leading to kitchen and conservatory.

### **KITCHEN**

9' 9" x 10' 3" (2.97m x 3.12m) Window to rear. Range of wall and base units. Gas oven and hob. Integrated fridge / freezer, dishwasher and washing machine.

### **CONSERVATORY**

14' 11" x 5' 7" (4.55m x 1.7m) Windows surrounding. Storage cupboard. Door leading to rear garden.

### **FIRST FLOOR LANDING**

Doors leading to four bedrooms, bathroom and WC.

### **BEDROOM ONE**

12' 0" x 12' 0" (3.66m x 3.66m) Sash window to front. Dressing area. Radiator.

### **BEDROOM THREE**

10' 3" x 8' 9" (3.12m x 2.67m) Window to rear. Built in wardrobes. Radiator.

### **WC**

2' 9" x 4' 11" (0.84m x 1.5m) Frosted window to rear. WC.







#### **BATHROOM**

7' 3" x 5' 5" (2.21m x 1.65m) Frosted window to rear.  
Bath. Hand wash basin.

#### **BEDROOM FOUR**

8' 6" x 10' 2" (2.59m x 3.1m) Window to rear.  
Radiator.

#### **BEDROOM TWO**

11' 11" x 12' 2" (3.63m x 3.71m) Sash window to front.  
Radiator. Built in wardrobes.



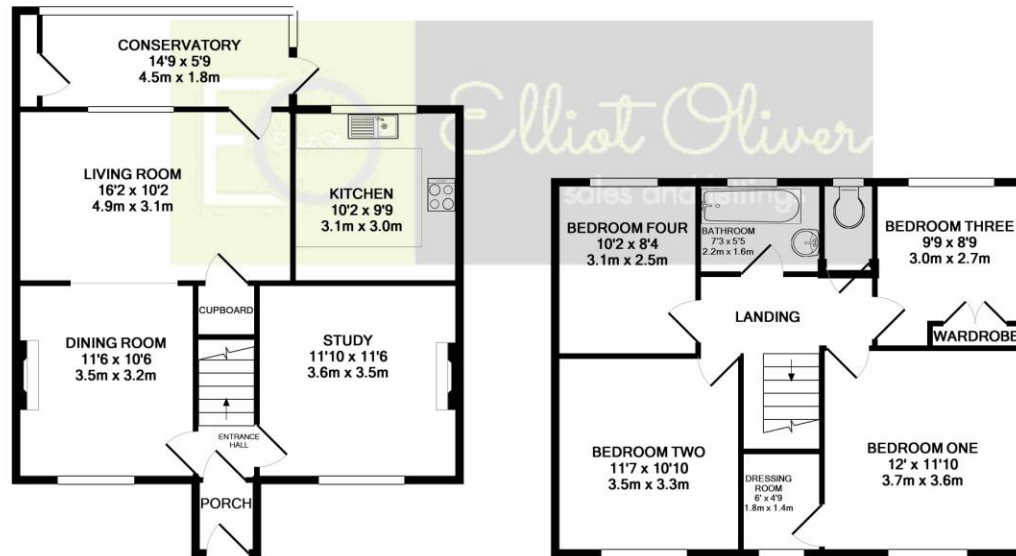
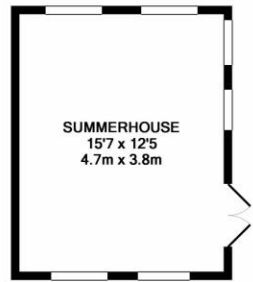
**OUTSIDE**

Front garden. Off road parking for two cars. Gated access into rear garden which leads to further off road parking and double garage. Large rear garden with opportunity to build. Summerhouse. Brick storage shed.

**SUMMER HOUSE**

15' 5" x 9' 9" (4.7m x 2.97m) Double doors. Two windows to front, side and rear.



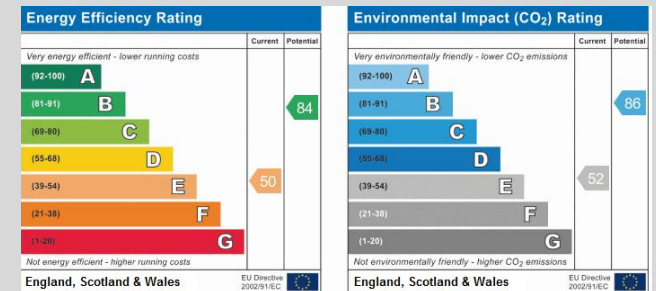


GROUND FLOOR  
APPROX. FLOOR  
AREA 862 SQ.FT.  
(80.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 592 SQ.FT.  
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1454 SQ.FT. (135.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.