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estate agents



**Walnut Cottage Broadway Road, Cheltenham, Gloucestershire GL54
5NY
Guide Price £300,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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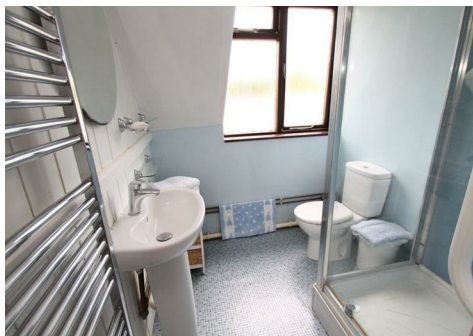
Situation

Winchcombe is a Cotswold town in the borough of Tewkesbury and close to the village of Alderton, Broadway and Cheltenham town. Winchcombe has a primary and secondary school, local pubs and amenities.

Nearby Cheltenham is best known for its fine Regency architecture, world renowned private schooling and its diverse range of attractions. It offers an eclectic mix of shops, restaurants and boutiques and plays a host to a growing number of cultural and sporting festivals.

PROPERTY SUMMARY

End Of Terrace House
 Lounge
 Kitchen
 Three Bedrooms
 Family Bathroom
 Double Glazing
 Night Storage Heating
 Double Garage
 Front & Rear Gardens
 NO ONWARD CHAIN



Description

Walnut Cottage is an end of terrace, three bedroom property situated between Winchcombe and Toddington. An enviable position with extensive views to surrounding farmland and in an area of natural beauty; Cheltenham, Tewkesbury and the M5 motorway are easily accessible.

It is one of four cottages and has been in the same family for five decades. The plot extends to approximately 120ft x 50 ft wide, with mature gardens, beautiful views to surrounding countryside and the sound of the steam railway.

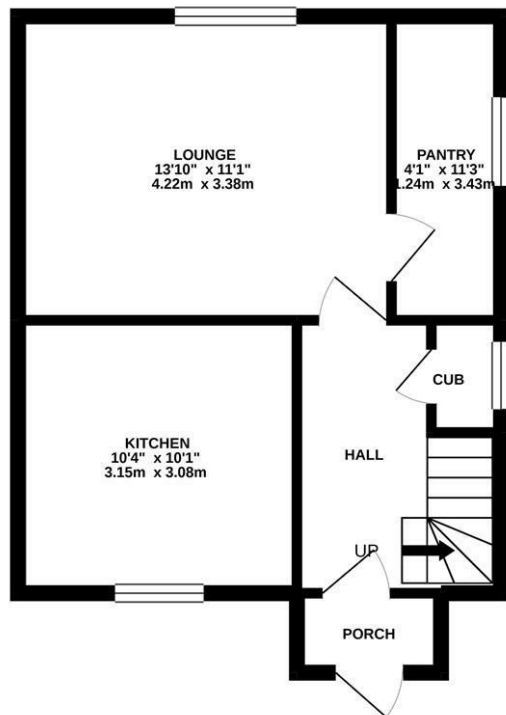
The property is accessed via a rear entrance porch opening into a hallway with wood paneling, stairs to the first floor and doors to the kitchen and sitting room, which has a wood burner. There is a double garage and outside storage shed with power and lighting.

Upstairs are three bedrooms, two with fireplaces, and a shower room.

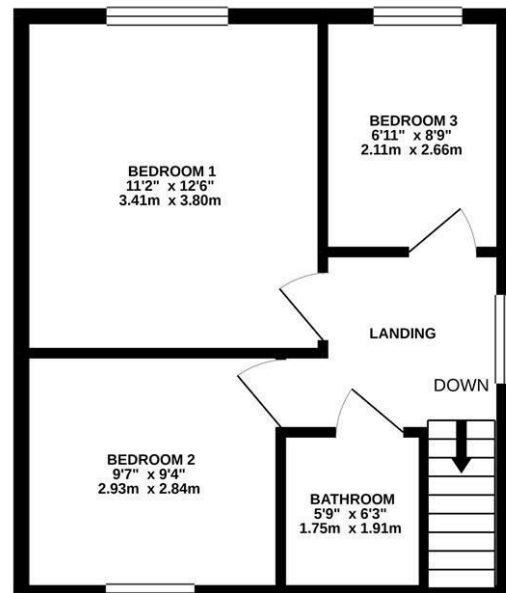
There is night storage heating and double glazing.

There is potential to upgrade and possibly extend the property. There are two excellent storage areas which could be combined into the downstairs living accommodation.

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Lounge

13'10 x 11'1 (4.22m x 3.38m)

Kitchen

10'4 x 10'1 (3.15m x 3.07m)

Bedroom One

12'6 max x 11'2 (3.81m max x 3.40m)

Bedroom Two

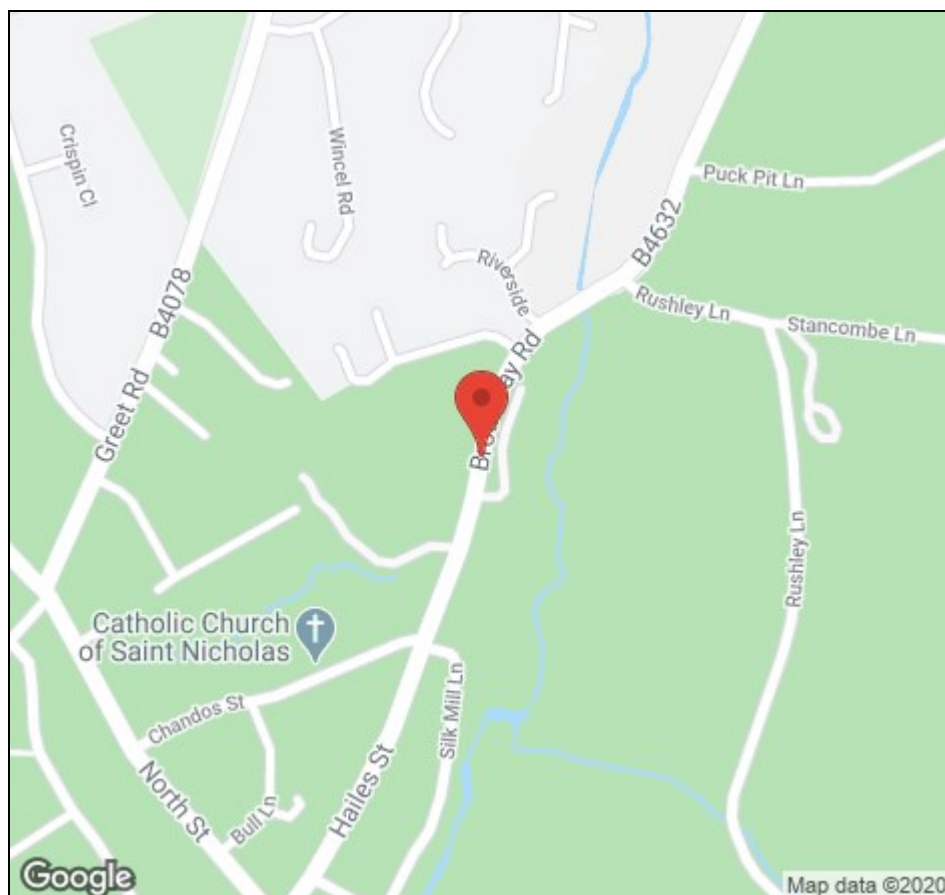
9'7 max x 9'4 (2.92m max x 2.84m)

Bedroom Three

8'9 x 6'11 (2.67m x 2.11m)

Bathroom

6'3 x 5'9 (1.91m x 1.75m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@ancientgrudge.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

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