

BIRDLIP VIEW

BIRDLIP, GLOUCESTERSHIRE



MOORE & ALLEN
— & INNOCENT —

BIRDIP VIEW
OLD CIRENCESTER ROAD
BIRDIP
CHELTENHAM
GLOUCESTERSHIRE GL4 8JL

A detached period cottage requiring updating, neighboring farmland, set on the edge of this well-served village.

- Cotswold stone construction
- Extensive accommodation
- Oil fired heating
- Views over farmland
- Cheltenham c.6 miles
- Junction 11a M5 c.5 miles
- Ample parking and gardens

OFFERS INVITED IN
EXCESS OF £425,000
FREEHOLD



LOCATION

The village of Birdlip lies within an Area of Outstanding Natural Beauty (AONB) some 6 miles south of Cheltenham and 8 miles to the south east of Gloucester. It is well served with amenities to include the popular primary school, active village hall, cricket ground and hotel. The village was once on the main road from Cirencester to Gloucester, it was by-passed in 1988.

It is well placed for access to junction 11a of the M5 just 5 miles distance. Railway stations in Gloucester c.8 miles or Kemble providing a mainline service to London Paddington.

THE PROPERTY

Birdlip View occupies a semi-rural position on the eastern edge of the village. The property comprises a detached house traditionally constructed of natural stone elevations set beneath a pitched Cotswold slate roof. It has a single-story rear extension set off the kitchen and along with the greenhouse engulfs a private patio area.

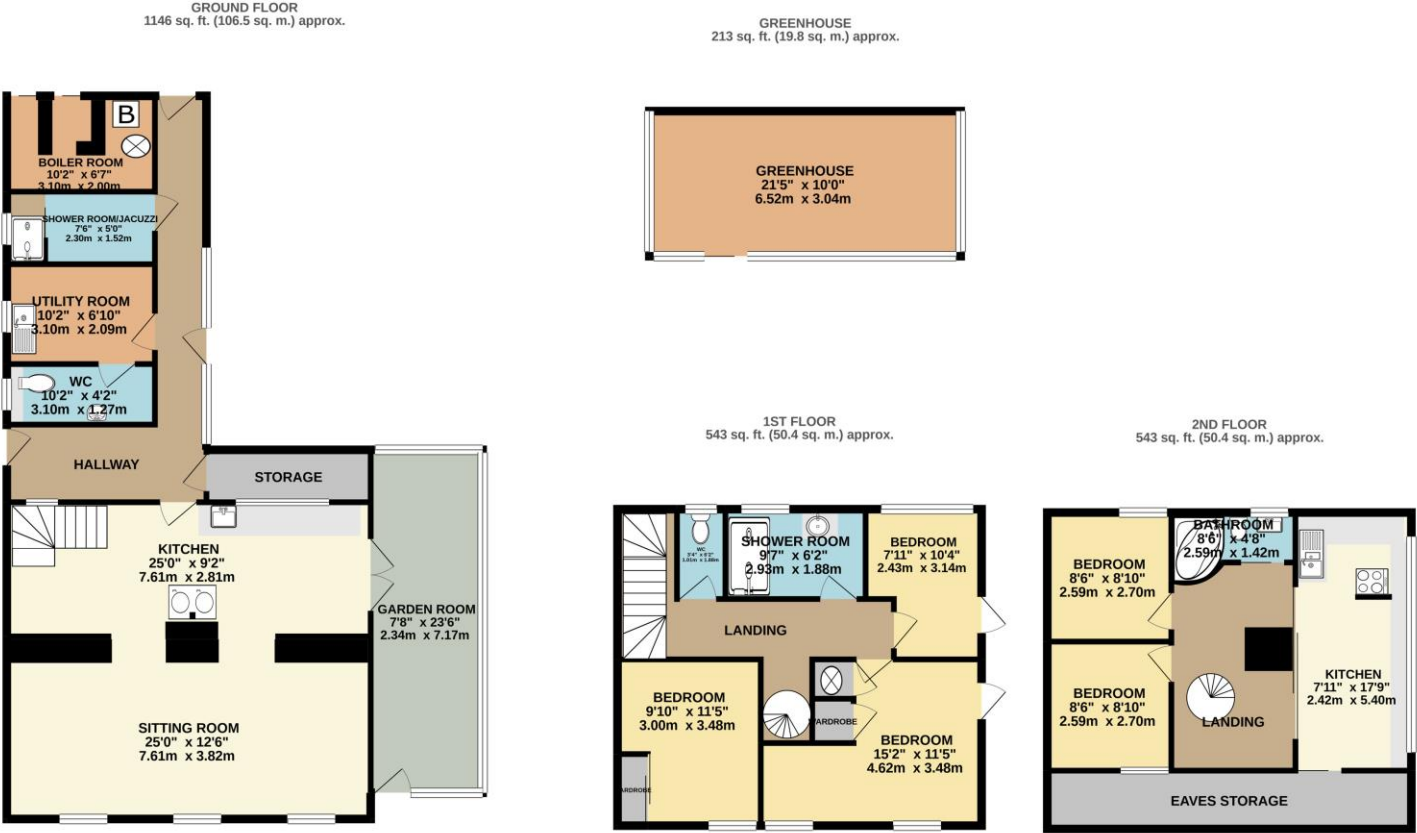
The accommodation is presented over three floors and briefly offers entrance hall, open plan kitchen with oil fired Aga, archways leading into the sitting room with central fireplace housing wood burning stove. Extensive partly glazed garden room. The ground floor further encompasses rear lobby serving cloakroom, utility, boiler and shower room.

To the first floor the house offers three bedrooms and shower room with separate WC, spiral stairwell leads to the second floor with a configuration of two bedrooms, bathroom and living room with kitchenette. Rural views.

A herringbone drive lies to the front with parking. Mature gardens, to the side is grassland bound by post and rail fencing adjoining farmland. A paved terrace sits to the rear and further uncultivated garden beyond.

GENERAL INFORMATION

The property is freehold, Mains water, drainage and electricity are connected. Cotswold District Council (01285) 623000. Council tax band 'F' charges 2020/21 £2,559.32. EPC Band 'F'.



TOTAL FLOOR AREA : 2445 sq. ft. (227.2 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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FOR SALE BY INFORMAL TENDER

We would advise all interested parties that this property is being sold by means of informal tender. If you wish to make an offer, we would ask you to contact this office to request a letter outlining the process. All bids are to be made by 12 noon on Thursday 28th January 2021.



DIRECTIONS

On approaching the Birdlip round-about from Gloucester, pass the Air balloon public house proceed south on the A419 (Cirencester direction) taking the first right signpost to Birdlip. Proceed into the village and at the sharp right bend turn left. Continue through the village and as the road bears to the right, turn left and Birdlip View will be seen a little distance along on your right.



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DISCLAIMER

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