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EVANS

3 THE LANDERS

Witcombe, Gloucestershire, GL3 4SP

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WITCOMBE, GLOUCESTERSHIRE, GL3 4SP

A chocolate box home finished to the highest standard, nestled within its own private and extensive plot in a glorious village setting.

- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Utility
- Family Room/Study
- Four Bedrooms
- Shower Room
- Garden
- Off Road Parking
- Two Stores

DESCRIPTION

3 The Landers is a particularly attractive black and white semi-detached cottage that nestles within its large plot which takes full advantage of the beautiful surroundings, not only of its own gardens but of the broader country scene of this pretty village.

A much treasured family home, it has been lovingly crafted and enhanced over the years to the most impeccable standard and one of inimitable style and quality. Careful consideration to the well-curated palette of materials and colours have allowed for the most beautiful interiors that whilst more modern in style are in keeping with the heritage and charm of this home. With period details noted throughout including ornate windows, fireplaces and beamed ceilings that contrast beautifully with the country style finish making it a turnkey home.

A welcoming entrance hall introduces the reception rooms, a feature in itself with two picture windows, part panelled walls and a fitted window seat to enjoy the immediate grounds and countryside views. Doors open to the dining room, which nestles centrally within the floorplan connecting to the sitting room at one side and the kitchen to the other. The sitting room is delightful, running the depth of the house it is both generous and charming, with a fireplace, light beamed ceilings and views at every aspect through decorative windows and double doors that open to a terrace and the gardens. The kitchen itself is very



well appointed with a range of handmade units and integrated appliances, also enjoying views of the garden through two picture windows. From here is an opening to the cloakroom and a lovely utility/boot room which connects the house to the family room/office, a versatile room that makes a lovely space to work from home or as a further sitting room.

Four individual bedrooms occupy the first floor. Each has a good provision of storage and space, they are all served by a luxury shower room and all enjoy the most beautiful views.

OUTSIDE

The gardens are fundamental to the overall feel of The Landers. The house is ensconced within its plot, with the most glorious, far reaching views from every angle. The grounds are mature and private, well stocked with a range of specimen trees, herbaceous borders and planting further enhanced by the open vista of uninterrupted countryside, which makes this setting the most wonderful position. To the side of the plot is parking and access to two stores, ideal for machinery and equipment, of which one gives access into the house.

SITUATION

The Landers occupies a charming position within the hamlet of Witcombe close to the reputable areas of Leckhampton and Brockworth, both offering excellent day to day shopping and recreational facilities. Within the immediate vicinity is a garage with a well-stocked shop and two public houses. This pretty village lies in an Area of Outstanding Natural Beauty and as such is nestled amongst some of the most beautiful walking and riding countryside. Whilst distinctively semi-rural, Witcombe is within easy commute to both Cheltenham, Gloucester and Stroud, all of which provide cultural centres excellent shopping and a wonderful restaurant scene. These areas are also home to some of the best schools within the private, state and particularly Grammar sector, with various options all a bus ride for the house. Access to motorway networks are also excellent with M50 and M5 junctions within striking distance, making both a South/North commute easy.

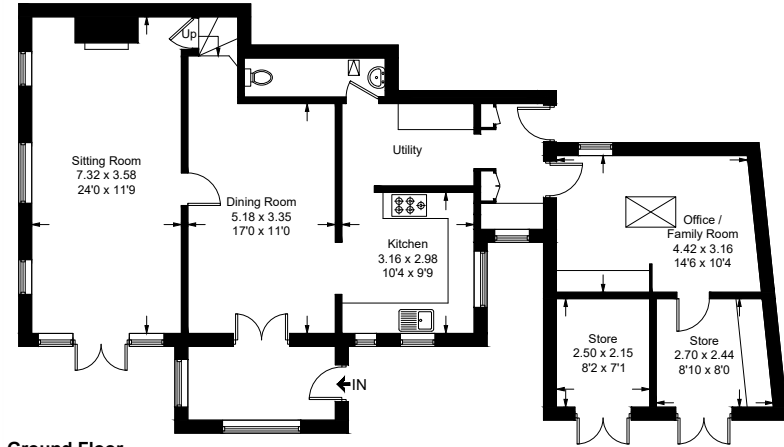


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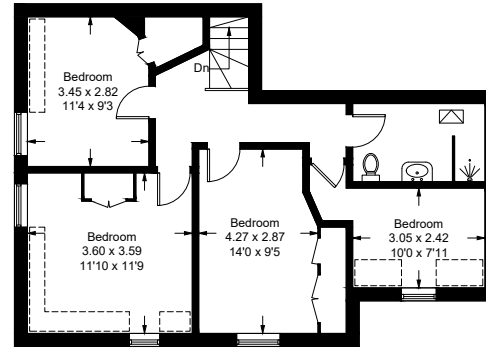
Approximate Gross Internal Area = 169.9 sq m / 1829 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217668)

