



10 AESOPS ORCHARD

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A beautifully presented and significantly upgraded detached family home with immaculate gardens, garage, parking and a picturesque countryside and village setting.

- Reception Hall
- Sitting Room
- Study
- Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms (two with en suite)
- Bathroom
- Landscaped Gardens
- Parking
- Garage

DESCRIPTION

This charming home is positioned in a quiet and private enclave just off Bushcombe Lane, a semi-rural lane that leads up to Cleeve Hill. Individually designed and built in the classic mellow Cotswold stone, the attractive facade has the look of a symmetrical cottage set within lovely gardens with a garage and parking.

The standard of finish throughout is both immaculate and of high quality, yet the current owners have taken the original structure and upgraded elements of the house, to create a contemporary feel with all modern commodities added for extra comfort. The ground floor contains the practical living space around an entrance hall, to one side is the spacious sitting room with views to the front and double doors opening to the sun terrace and garden and the rear. To the other side is a dining room which is open plan to the lovely kitchen/breakfast room making it a wonderful space in which to entertain. The kitchen itself is well appointed with a range of neutral fitted units and quality integrated appliances, overlooking the garden and offering side access, it is a super area for family life. From



here, there is a door into the utility room which also offers rear access, making it ideal as a boot room or for pets, there is also an internal door into the garage. A cloakroom and home office complete the accommodation.

On the first floor are four excellent bedrooms two of which share a modern bathroom. The master bedroom has a luxury en suite. A further guest bedroom also enjoys an en suite shower room.

OUTSIDE

The setting is much of the charm of this lovely home, positioned within its own generous plot with parking for several cars and access to the garage at the front and to the rear, a lovely expanse of level lawns. The entire side of the house and gardens enjoys views up Bushcombe Lane and further to Cleeve Hill, making it an extremely special setting during the day and at night, a lighting system has been fitted to the garden which makes it idyllic in the evenings. Facing west, the gardens and terrace enjoy all day sun and there is a further seating area to catch the morning sun.

SITUATION

Positioned on the foot of Buschombe Lane, a semi-rural position offering easy access to Cleeve Hill, An Area of Outstanding Natural Beauty, well known for its stunning walking and riding countryside. Within a short stroll is the village of Woodmancote, a popular community with an excellent local school, a pub, village hall and shop. Its sister village, Bishops Cleeve, offers a more comprehensive range of amenities including a doctor's surgery, supermarkets and some coffee shops and delis. The Regency spa town of Cheltenham is within five miles, a centre for education it offers a wide range of schools including Cheltenham Ladies' College, Cheltenham College and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. There is easy access to the M5 and the M4 via the A417/419, with a train service to London Paddington from Cheltenham Spa station.

LOCAL AUTHORITY

Tewkesbury Borough Council



Approximate Floor Area = 168.7 sq m / 1816 sq ft (Including Garage)

