

KEtm
KINGSLEY
EVANS



KE
KINGSLEY
EVANS
FOR SALE
01242 222292

LITTLE OAKS

Broadway Road, Winchcombe, GL54 5JJ

LITTLE OAKS

BROADWAY ROAD, WINCHCOMBE, GL54 5JJ

A charming and beautifully presented modern home designed in period style with beautiful interiors, an easy to maintain garden and -parking a short walk from Winchcombe's high street.

- Reception Hall
- Sitting Room
- Kitchen/Dining and Family Room
- Cloakroom
- Three Bedrooms (one with en suite)
- Luxury Bathroom
- A Private Garden
- Parking

DESCRIPTION

Little Oaks is the most attractive detached home built by an exceptional local developer just three years ago. One of the features to this charming property is the classic architecture which mirrors the period Cotswold stone and timber properties that are abundant in Winchcombe yet being a newer build, the interiors are modern and bespoke with the contemporary addition of a Smart Home Automation system, Sonos speaker system fitted to the kitchen and snug, and Air Source Heating. These elements, and the attractive façade, make this the most comfortable and inviting home throughout.

Inside, the space and layout has been well designed and considered, taking full advantage of its square footage which extends to a little over 1440 sq ft. The finish is stylish and immaculately presented with some lovely, individual detailing noted throughout each room.

Entrance is via a reception hall with a formal sitting room set to the front of the house, with Karndean Herringbone flooring underfoot and panelled walls for detailing. Across the rear is the kitchen/dining and family room. The heart of the house, it is well appointed with a range of modern fitted units, an electric Range cooker, integrated appliances and a large breakfast island that houses a wine cooler and offers space for seating. This opens to a lovely area for more informal seating and dining adjacent to Crittall bi fold doors that fully open to the patio terrace and



gardens. A beautiful cloakroom is set off a side hallway which also gives a further entry point into the house.

The bedrooms on the first floor are equally well planned. All three are double in size. Currently, bedroom two has been designed as a large dressing room to compliment the master suite, which has a contemporary en suite shower room. A luxury bathroom, with freestanding bath, serves the remaining two bedrooms.

OUTSIDE

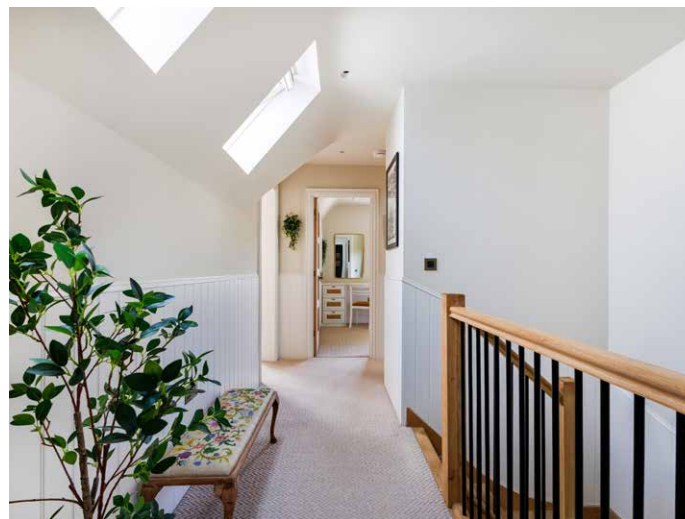
The house is fronted by a driveway which offers spacious parking off road for two cars. To the rear, the private gardens are designed to be low maintenance, ideal for those looking for a Cotswold lock up and leave. There is a lovely patio for al fresco dining and a further decked area, also ideal for tables and chairs. Within the gardens is space for a hot tub and a useful shed, ideal for storage.

SITUATION

Over the years Winchcombe has established itself as one of the most sought after Cotswold towns to live in. Its status has been retained, in part, by the growth of the amenities on offer in the cultural town centre, offering the discerning buyer a wonderful choice of coffee shops, boutiques and restaurants, in addition to some beautiful Cotswold pubs, a doctor's surgery, butcher, bakery, well stocked shops and a florist to name but a few. Schooling in the area is particularly good with a well reputed primary and secondary school. Positioned in an Area of Outstanding Natural beauty, it is noted for its rolling hills and open countryside, which makes for some of the best walking and riding landscape in The Cotswolds. Whilst beautifully semi-rural, it has the benefit of being extremely accessible, which has enhanced its popularity, with the larger centre of Cheltenham only six miles away. A fashionable hub home to well-regarded festivals and exceptional schooling, including Cheltenham College, The Cheltenham Ladies' College and Dean Close. For the commuter, transport links are strong with regular bus routes between Cheltenham and Winchcombe, easy access to the M5 at Tewkesbury and the M4 corridor via the A40/A419. There are direct trains from Cheltenham to London and from Kingham, which can be reached by car in 35 minutes.

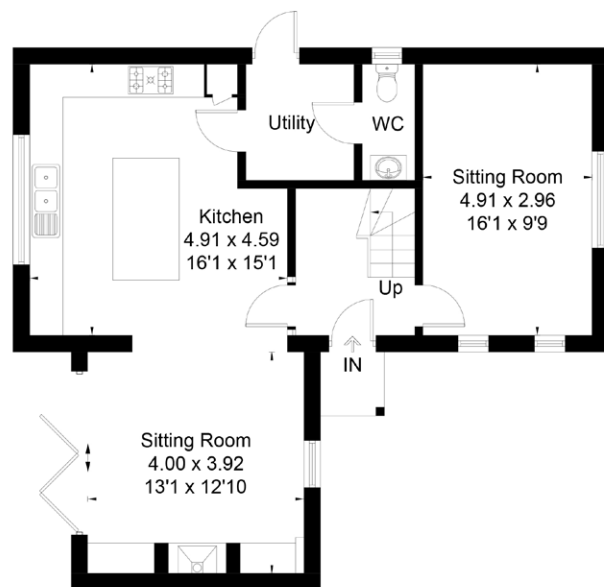
LOCAL AUTHORITY

Tewkesbury Borough Council.



FLOORPLANS

Approximate Floor Area = 134.2 sq m / 1444 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	91	98
(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	



KEtm
KINGSLEY
EVANS

Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.