



## BAY TREE COTTAGE

Shutter Lane, Gotherington, Nr Cheltenham, GL52 9EZ

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SHUTTER LANE, GOTHERINGTON, NR CHELTENHAM,  
GL52 9EZ

*An attractive detached cottage with lovely, family accommodation, mature gardens and a double garage in the heart of the sought after village of Gotherington.*

- Kitchen
- Sitting Room
- Office
- Dining Room
- Playroom
- Four Bedrooms
- Bathroom
- Double Garage
- Parking
- Mature Gardens

## DESCRIPTION

Bay Tree Cottage is an attractive detached home that nestles within a large plot in the heart of Gotherington. Both internally and externally, this charming home offers a character feel with a modern finish. The current owners have improved and maintained the property which is presented in immaculate order.

An entrance hall introduces the reception space offering lateral accommodation over the ground floor. To one side is the main living space which includes a formal dining room with a door into the playroom and opposite, is a spacious sitting room. This charming room has double doors out to the sun terrace and gardens. Adjacent to the sitting room is a home office and along one side of the house is the utility and kitchen. The kitchen itself is well appointed with a range of country style units. The utility room offers a door to outside, ideal for pets and shopping. A shower room completes the accommodation on this floor.

On the first floor there are four double bedrooms. With the principal room enjoying a dressing room and the three remaining rooms being of equally lovely proportions. All bedrooms share a modern family bathroom which has recently been refitted with a free standing bath and separate shower.



#### OUTSIDE

From the lane in which the house is situated, a driveway opens to reveal the house giving access to a double garage and ample space to park cars. The immediate sense is privacy, enhanced by the orientation of the property within its plot where the gardens wrap around the house. Within the garden is a lovely patio area, for dining al fresco a range of flower beds and borders, mature trees and hedges.

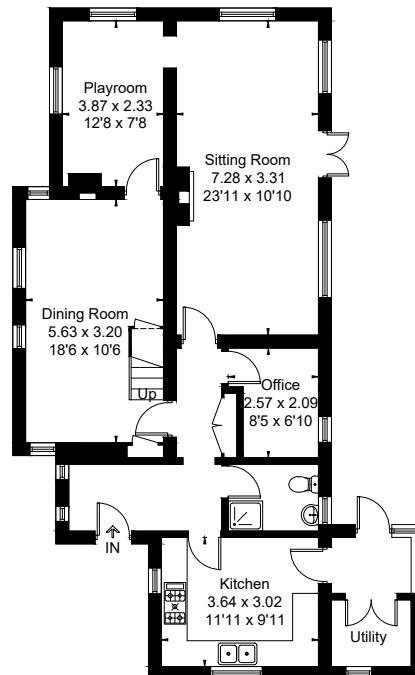
#### SITUATION

Shutter Lane runs through the heart of vibrant Gotherington and offers the classic street scene that makes these local villages so sought after. The village itself has retained its popularity over the years, with life centring around the village pub, village hall, well stocked shop and excellent primary school which is highly regarded. Positioned in a countryside setting, which makes for some of the best walking and riding landscape, it is an idyllic location with Bishops Cleeve within a short bike ride or walk offering more comprehensive day to day amenities including two large supermarkets, coffee shops and eateries. Whilst beautifully semi-rural, it is extremely accessible with Cheltenham only four miles away. A fashionable hub with further excellent schools in both the state and private sector including Cheltenham College and The Cheltenham Ladies' College. For the commuter transport links are strong with regular bus routes between Cheltenham and Winchcombe, easy access to the M5 Tewkesbury and M4 corridor via the A40/A419. There are direct trains from Cheltenham to London and from Kingham.

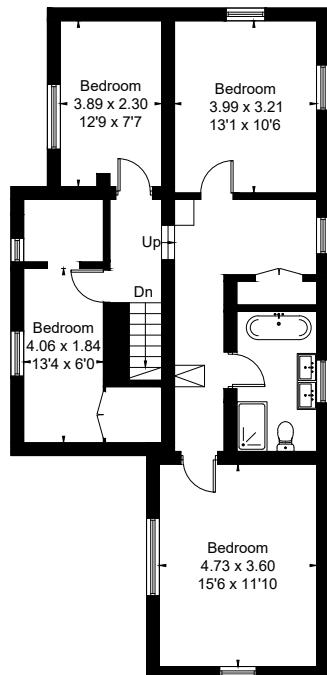


Approximate Floor Area = 175.3 sq m / 1887 sq ft  
 Outbuildings = 34 sq m / 366 sq ft (Including Garage)  
 Total = 209.3 sq m / 2253 sq ft

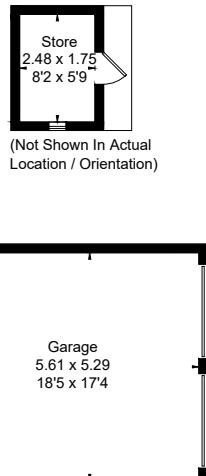
= Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

