

**KE<sup>tm</sup>**  
KINGSLEY  
EVANS

**22 BRASSINGTON GARDENS**

Withington, GL54 4DG

## 22 BRASSINGTON GARDENS

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*An attractive stone home with parking and a garden, enjoying a corner position to the edge of this popular village.*

- Reception Hall
- Sitting Room
- Kitchen & Dining Room
- Three Bedrooms
- Bathroom
- Garden
- Three parking spaces - two allocated at the front and one in the rear garden accessed via a dropped pavement and gates

### DESCRIPTION

Forming part of an attractive Cotswold street scene at the corner of this select development, number 22 is a charming semi-detached home. Designed with practical, modern family living in mind, the estate has been extremely popular with both families and professionals alike. The appeal of such a home is the modern finish, designed for comfortable living and one that is easy to maintain.

An entrance hall introduces the reception rooms, with a modern kitchen set to the front elevation, with a range of contemporary units and integrated appliances opening to the dining room with doors opening to the terrace and garden. The sitting room is adjacent, a generous room with an open fire and double doors that also access the garden. A cloakroom off the hallway completes the ground floor accommodation.

The staircase rises to the three bedrooms on the first floor and a family bathroom.

In all, a lovely stone home presented in immaculate order.



#### OUTSIDE

Nestled to the edge of this sought after village, Brassington Gardens is a well-regarded development within this quintessential village. The property occupies a corner plot and offers side access to the gardens. This lovely outside space is easy to maintain and flanked by a patio terrace accessed from the sitting room.

#### SITUATION

Withington is a quintessential Cotswold village and homes within the village rarely come to the market owing to its very special rural location yet only 8 miles from Cheltenham and 10 from Cirencester. Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town. It provides comprehensive amenities, a hospital and modern leisure centre, as well as several supermarkets including a large Waitrose, and a broad variety of independent shops, boutiques, pubs and restaurants. Cheltenham offers a more comprehensive range of amenities, a lovely café culture and plays host to several festivals. There are excellent road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (15 miles).

#### AGENTS NOTES

Services: Mains water and electricity. Mains drainage. Oil fired.

Cotswold District Council 01285 623000

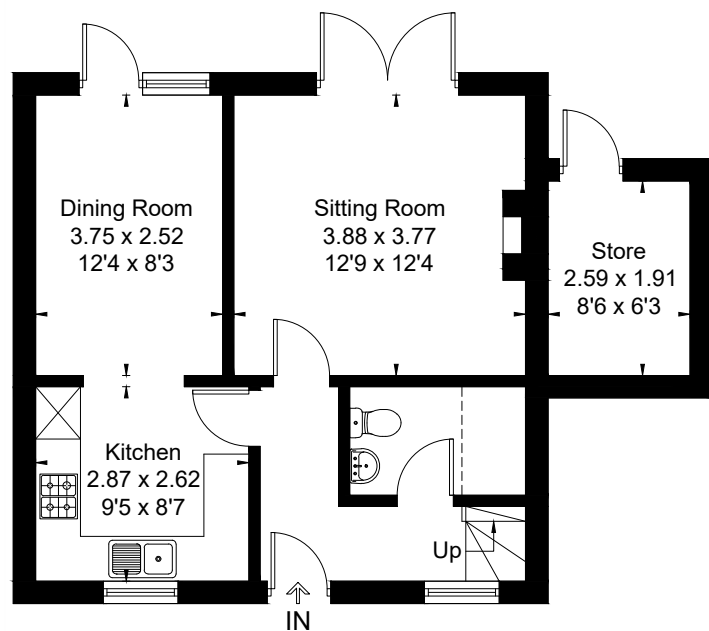


# FLOORPLANS

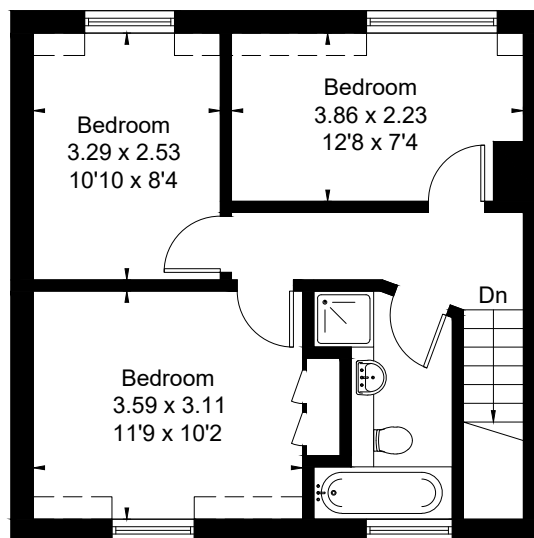
Approximate Floor Area = 85.5 sq m / 920 sq ft  
Store = 5.0 sq m / 54 sq ft  
Total = 90.5 sq m / 974 sq ft



[ ] = Reduced head height below 1.5m



Ground Floor



First Floor



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 60      | 71        |
| EU Directive 2002/91/EC                     |         |           |