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Chapelmead

Tewkesbury Road, Coombe Hill, Gloucestershire, GL19 4BE

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A spacious home with a delightful garden set at the end of a private driveway with countryside views in this sought-after village.

- Reception hall
- Kitchen/Dining area
- Sitting room
- Utility room
- Office
- Cloakroom
- Master bedroom with en suite
- Three further double bedrooms
- Family bathroom
- Westerly facing gardens
- Double garage
- Parking

Chapelmead is a lovely, individually designed, detached home offering excellent and practical accommodation which is presented in the most immaculate order. Discreetly set back, and accessed by a long private driveway, not visible from the road, the property has the unique benefit of being completely private with views of open countryside yet a short walk from the local public house, farm shop and grocery store.

The wide and welcoming entrance hall introduces the reception rooms and provides the integral point for each room to connect. On one side is a spacious sitting room with log burner, and French doors that open to the kitchen/dining room.

The kitchen/dining room is the hub of the house. This lovely room opens to the outside terrace and gardens. The kitchen is fitted with a range of units and integrated appliances with a breakfast bar that divides the room to a dining area. A good-sized office is positioned on the other side of the hallway. A cloakroom and utility room complete the accommodation on this floor.



The house benefits from four excellent bedrooms. The principal bedroom has a feature bay window that overlooks fields and an en suite shower with dual sinks. Three further bedrooms share a family bathroom with a separate shower.

OUTSIDE:

Positioned at the end of a private driveway, the property opens onto a generous parking area with access to a double garage. The gardens are a particular feature of Chapelmead, beautifully arranged with sweeping lawns, a terrace and summer house, all enjoying uninterrupted views across open countryside, creating a wonderfully private and rural setting.

Set well back from the road, Chapelmead enjoys a peaceful atmosphere, where birdsong replaces traffic noise. There are scenic walks from the doorstep down to Coombe Hill Canal and the surrounding meadows, ideal for walking, wildlife and enjoying the landscape.

SITUATION:

Chapelmead is nestled within the village of Coombe Hill, a charming and highly accessible parish approximately five miles north-west of Cheltenham.

A range of local amenities are within walking distance, including a well-regarded public house, a garage with a well-stocked shop and a popular farm shop.

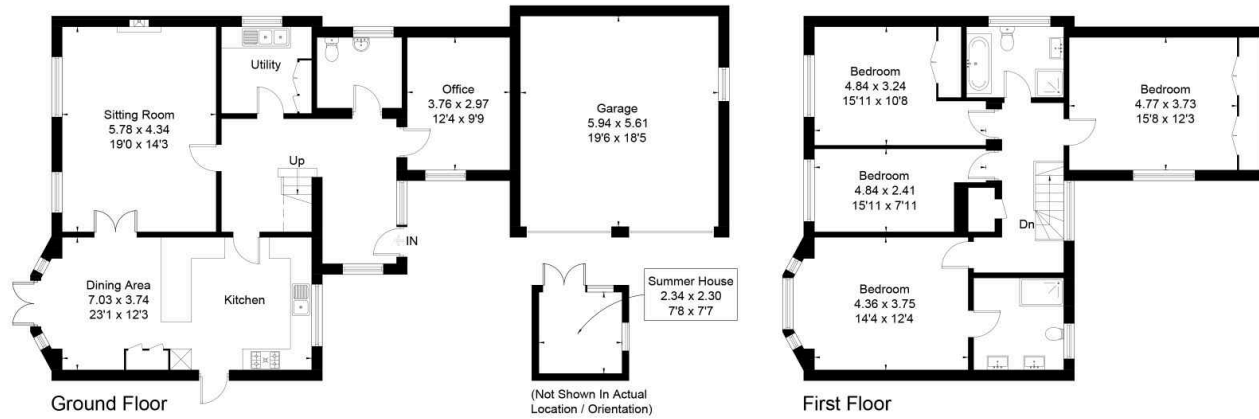
An excellent bus service runs from the end of the driveway to Cheltenham, Gloucester and Tewkesbury. Each offers an extensive range of shopping, dining and leisure facilities, together with highly regarded state, grammar and independent schools. Cheltenham is renowned for its festivals and elegant Regency architecture, Gloucester for its cathedral and rugby heritage, while Tewkesbury is famed for its historic abbey and riverside setting.

The property also enjoys excellent transport links, with easy access to the M5 and M50, making commuting north or south straightforward.



FLOORPLANS

Approximate Floor Area = 188.3 sq m / 2027 sq ft
 Garage = 33.3 sq m / 358 sq ft
 Summer House = 5.4 sq m / 58 sq ft
 Total = 227 sq m / 2443 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107652



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	71	77
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	