



A stylish and impressive modern family home

3 Russet Close, Toddington, Gloucestershire

Freehold



Entrance hall • living room • sitting room • kitchen/
breakfast and garden room • utility • cloakroom • Main
Bedroom with en suite shower room • guest bedroom
with en suite shower room • two further bedrooms
• family bathroom • integral garage • additional parking
• front and rear gardens

Situation

3 Russet Close is situated in a pleasant end of drive location, overlooking an attractive meadow area and south westerly views. The “New Town Park” development by Newland Homes has been well received and provides a pleasant new community setting within the popular village of Toddington.

The village extends from Church lane along the B4077 up to the B4632 and has a village hall, primary school, village shop and the Pheasant Inn just off the traffic island. Situated beyond is the Toddington Steam railway attraction. Local shopping is found in the two picturesque towns of Winchcombe and Broadway with more comprehensive shopping found in Cheltenham and Evesham. Cheltenham is the main regional centre and offers excellent shopping and restaurants.

The area offers leisure activities including country walks along the Cotswold Way, golf and walking trails on Cleeve Hill and world class racing at Cheltenham Racecourse. Prescott Hill climb is only 7 miles away and Sudeley Castle in Winchcombe is a well-known tourist attraction also featuring outdoor events.

Description

3 Russet Close is “The Stanway” home type designed by Newland Homes. The property is an attractive double fronted 4 bedroom detached home with Cotswold stone elevations under pitched slate roofs. External features include two box bay windows at ground floor level and an angled single storey section with full height windows leading to the integral garage. Increased specification includes Karndean flooring and chrome switch surrounds.

The front door opens into a spacious hallway with a large full depth living room to the right featuring bay window to the front and bi-fold doors to the garden. Opposite is a sitting room with bay window and views to the front garden and meadows. The bright and airy kitchen has a wealth of floor and wall mounted cupboards, integrated appliances, Silestone surfaces and a central island with seating area. This impressive space also includes an open plan dining area and an informal sitting area enjoying the full height windows and south westerly views. There is a separate utility room and guest cloakroom.





From the first floor landing there are 4 well-proportioned bedrooms with the main and guest bedrooms enjoying en suite shower rooms. The main bedroom also has a large bank of wardrobes and views across the garden and up to the hills in the distance.

The large double garage has an automatic up and over door and has direct access to the utility room. In front of the garage is a block work parking area. The attractive and enclosed rear garden has direct access from the kitchen, utility room and sitting room and garage. The property has a lovely front garden with well stocked borders, infant hedging, post and rail fencing and access to the meadow in front.

Services

Mains water, gas, electricity and drainage. Gas fired central heating.

Local Authority

Tewkesbury Borough Council

Directions (GL54 5DZ)

From the B4077 enter Russet Close and No. 3 is the last property on your left hand side.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



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Approximate Area 193.7 sq m / 2085 sq ft

Garage 38.1 sq m / 410 sq ft

Total 231.8 sq m / 2495 sq ft

Including Limited Use Area (3.2 sq m / 34 sq ft)



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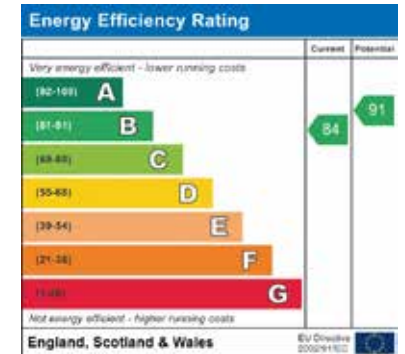
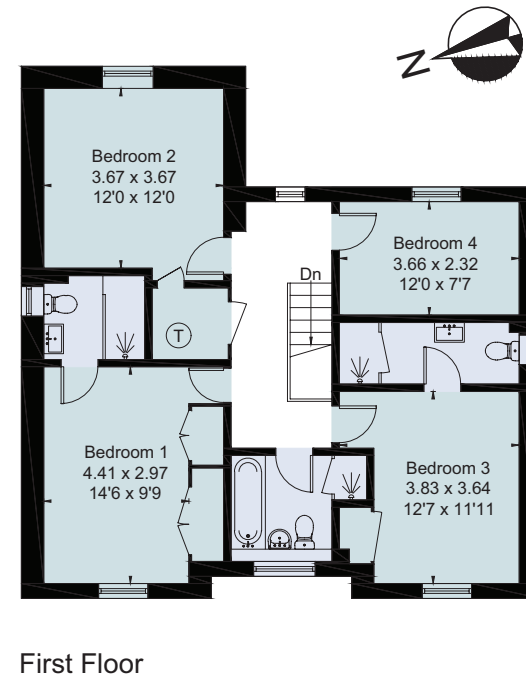
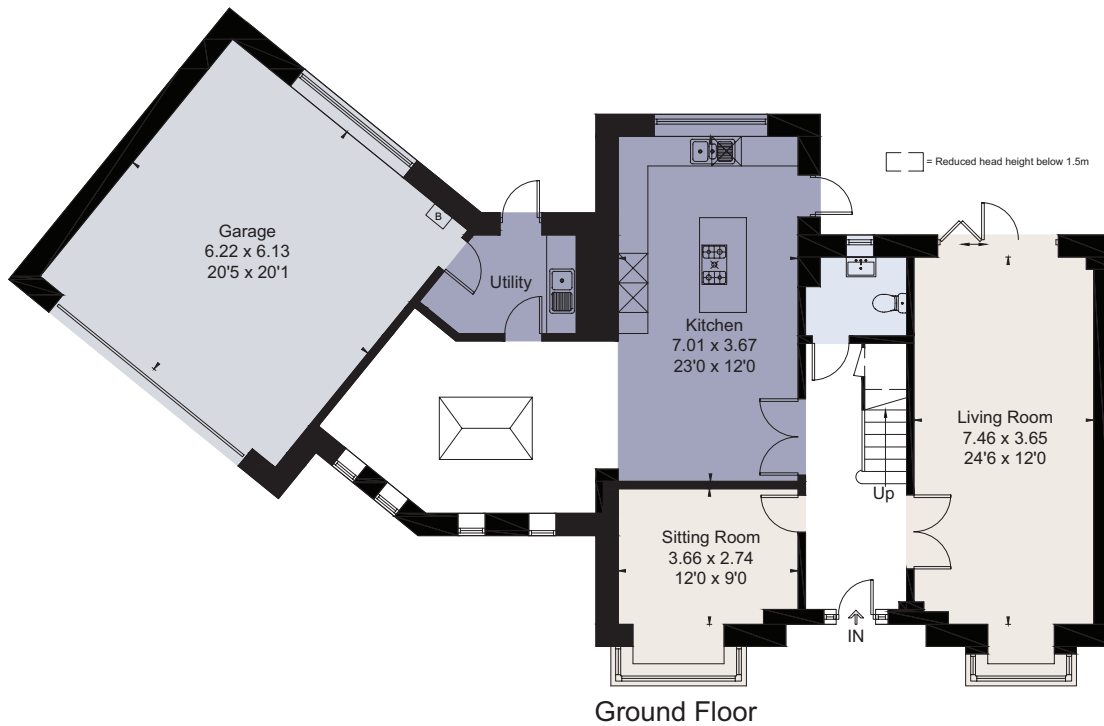
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