



A spacious and well-presented home in a peaceful location

Oak House, 8 Church Meadows, Toddington, Cheltenham, Gloucestershire, GL54 5DB

Freehold

savills

Entrance hall • dining hall • sitting room • conservatory
• fitted kitchen/breakfast room • family room • utility
room • cloakroom • principle bedroom with dressing area
and en suite bathroom • guest bedroom with en suite
bathroom • two further bedrooms (one currently used as
a study) • family bathroom • double garage • good sized
west facing gardens

Distances

Winchcombe 4 miles,
Broadway 6 miles, Cheltenham
13 miles, Gloucester 20 miles,
M5 (Junction 9) 8 miles (All
distances are approximate)

Situation

Oak House is located in a small
cul de sac off Church Lane in
the older part of Toddington
village near St Andrews Church
and Toddington Manor. This
attractive and interesting part
of the village features a mix of
period and modern property
within a mature setting with
parkland and pasture aspects.

The village has a village hall,
Spar village shop and the
Pheasant Inn one mile away.
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
educational amenities.

The area offers leisure
activities including country
walks along the Cotswold Way,
golf at Broadway, 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. Trains run to
London Paddington from
Evesham, Moreton in Marsh
and Cheltenham railway
stations.

Description

Oak House is a handsome
family home built in 1999. The
accommodation extends to
over 2500 sqft plus an
adjoining garage and provides
a flowing layout over two
floors. The main elevations
consist of mellow brickwork
under pitched slate roofs with
feature Cotswold block quoins.
The property sits well in its plot
providing substantial parking
capacity to the front and a
private mature west facing
garden.

The ground floor has an
attractive entrance/dining hall
leading to the sitting room and
conservatory to one side, with
the family room and fitted
kitchen to the other. The
majority of the well
proportioned rooms are double
aspect. The sitting room has a
feature fireplace and double
doors to the west facing
conservatory, which in turn has
double and single doors out to
the gardens. The kitchen is well
fitted with modern units and
opens to the family room with a
wide bay window to the front
of the property. There is also a
utility room off the kitchen and
a cloakroom on the ground





floor.

The first floor has a large landing leading off to the bedrooms with the principle bedroom having a dressing area and an en suite bathroom. The second bedroom also has an en suite bathroom and all of the bedrooms have built in wardrobes. The fourth bedroom is currently used as a study and there is a family bathroom.

Oak House has an impressive detached garage with two up and over garage doors, a personal door to the rear and useful roof space storage.

To the front of the house is a large gravelled driveway with parking for several vehicles. There is a walled section of garden on the south side of the property, with the majority of the garden being predominantly west facing with a flagstone patio area and mature, level lawns.

Services

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

Local Authority

Tewkesbury Borough Council

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.



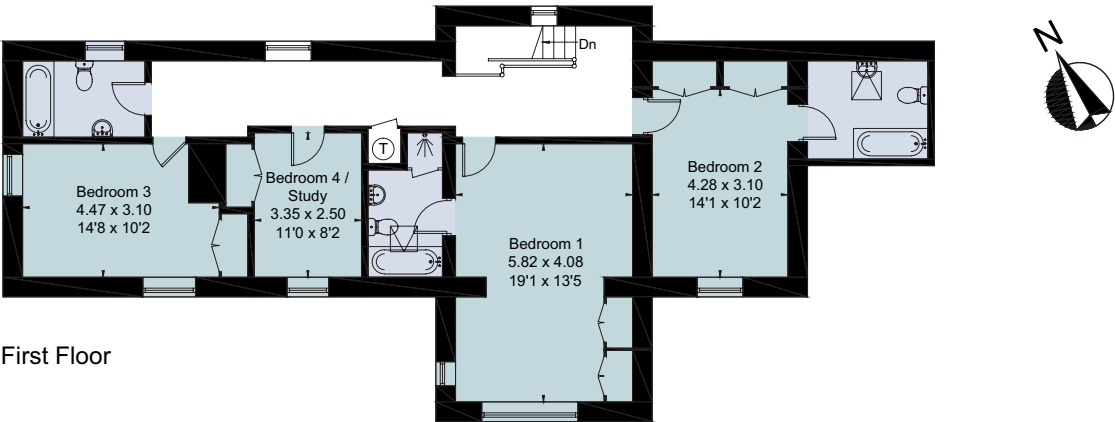
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Approximate Area 235.0 sq m / 2529 sq ft
Garage 34.5 sq m / 371 sq ft
Total 269.5 sq m / 2900 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



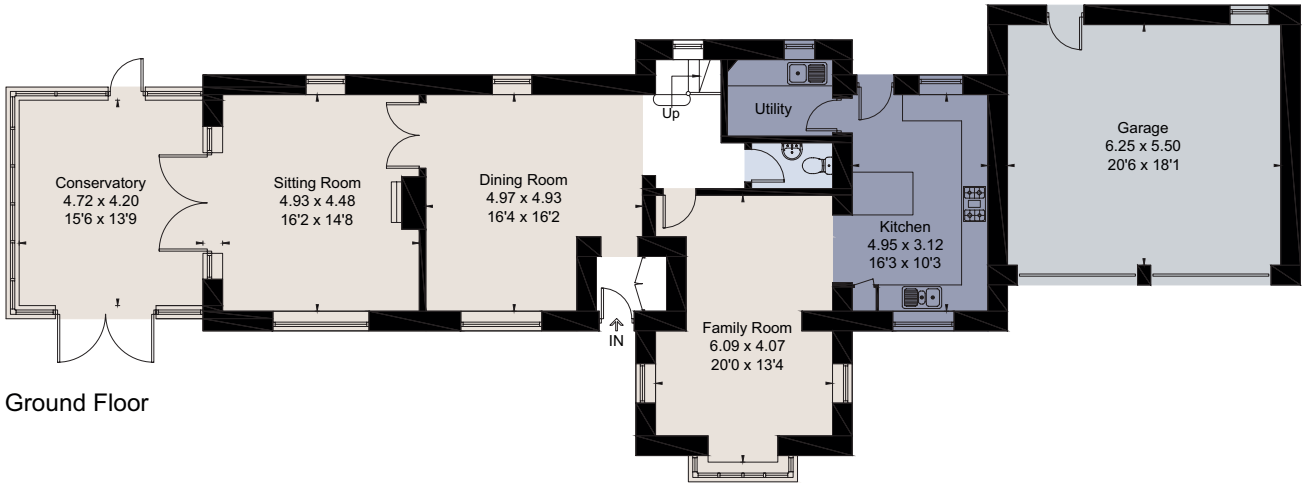
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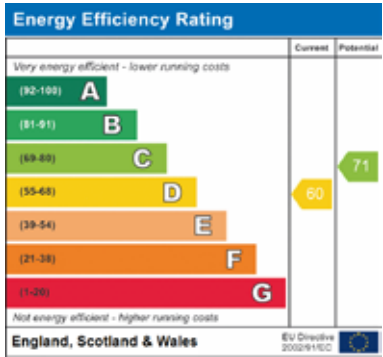
Contact
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First Floor



Ground Floor



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