



A charming village home with great potential and large gardens

Cleevely Cottage, Harnham Lane, Withington, Cheltenham GL54 4DD

Freehold



Entrance hall • sitting/dining room • kitchen • utility room
 • ground floor bedroom and bathroom • study/bedroom 4
 • two first floor bedrooms and bathroom • detached
 double garage • ample parking • west facing gardens
 bordering meadowland • in total 0.55 acre

Situation

Cleevely Cottage is situated in a lovely peaceful position set towards the end of a no through road. The pretty Cotswold village of Withington is an area surrounded by rolling countryside. Withington is situated approximately 10 miles from the historic Roman town of Cirencester and 8 miles from Regency Cheltenham. This popular village has a Church, primary school and pub, The Mill Inn. Both Cirencester and Cheltenham offer a wide range of local amenities and there is a direct line service to London Paddington from Kemble station, 15 miles away. There are easy links to the A40 to the east providing access and to the M40. The M4 to the south also provides access to London and the M5 to the west provides access to Bristol and Birmingham and beyond. There are many lovely walking and riding opportunities in the area.

Description

The property is a detached residence built in 1976 which has only had one attentive owner. Set towards the centre of the plot with a good sized garden with a lovely outlook across meadowland towards the village Church, the property may benefit from modernisation and has the potential for extension, subject to the necessary consents being obtained.

Accommodation on the ground floor includes a sitting/dining room set at the back of the property with sliding doors to the garden, a modern fitted kitchen to the front, with a utility room off. Also on the ground floor are two bedrooms (one currently used as a workshop/study) and a bathroom. Upstairs are a further two bedrooms and bathroom, plus plenty of eaves storage.

Outside a driveway leads to the detached double garage, and offers further parking. The gardens are a lovely feature of the property and are mainly laid to lawns with mature shrubs and bushes. The gardens border meadowland on two sides and enjoy a lovely westerly outlook. In all the grounds extend to just over a 0.55 acres.

Services

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

Local Authority

Cotswold District Council

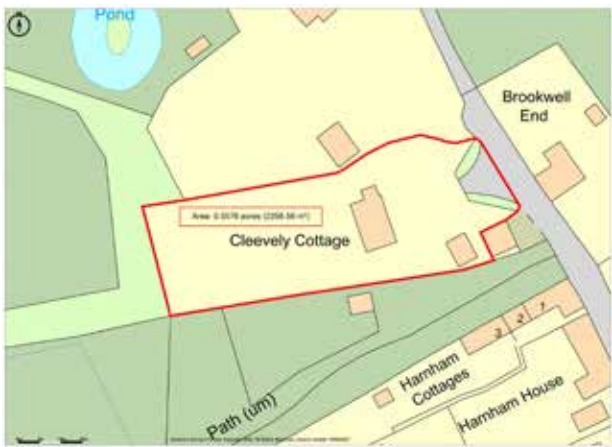
Tenure

Freehold

Viewing

Strictly by appointment with Savills.





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Approximate Area 158.3 sq m / 1704 sq ft (Including Eaves Storage)
Garage 31.7 sq m / 341 sq ft
Total 190.0 sq m / 2045 sq ft
Including Limited Use Area (17.6 sq m / 189 sq ft)



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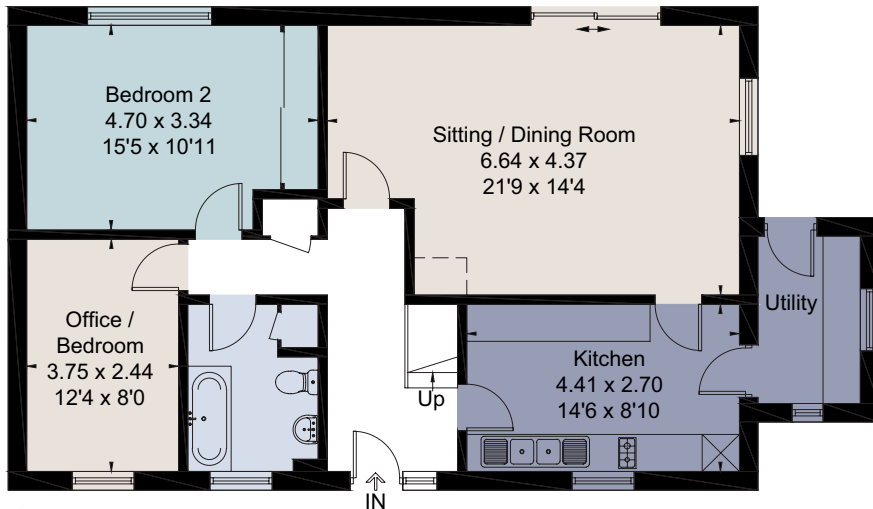
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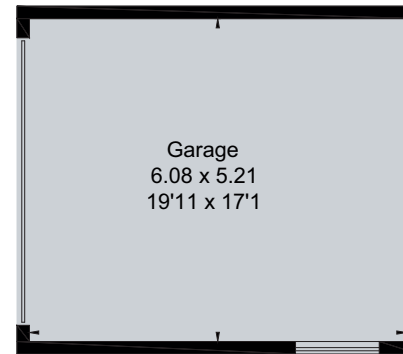
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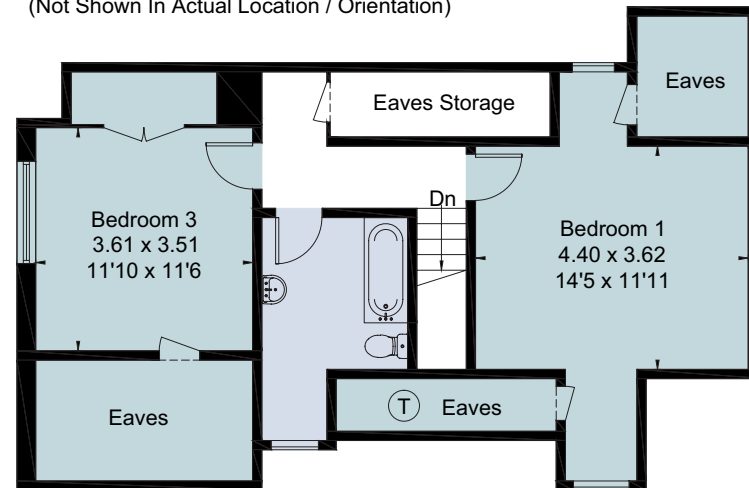
 = Reduced head height below 1.5m



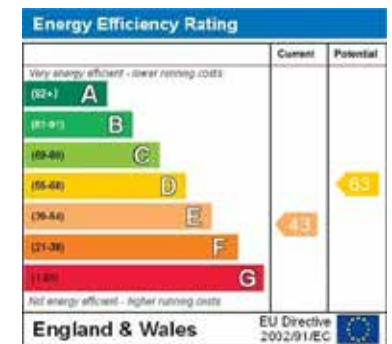
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



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