

HUNTERS®

HERE TO GET *you* THERE



Green Lane

Churchdown, Gloucester, GL3 2LB

£2,250 Per Calendar Month



Council Tax: G



Craiglands Green Lane

Churchdown, Gloucester, GL3 2LB

£2,250 Per Calendar Month



Hunters Estate Agents proudly present 'Craiglands' to let. This fabulous 4/5 bedroom detached family home is set within its own private grounds, extending to in excess of 0.5 acres of formal landscaped gardens. A gardener to keep the garden tidy will be provided.

This property is available immediately subject to references.

This fine property, commissioned and constructed Circa 2007, is offered to the market in exceptionally good unfurnished condition throughout.

The house accommodation is as follows

Ground Floor: The central entrance foyer gives access to the first floor, living room, kitchen, dining room and Cloakroom. The living room has triple aspect windows enjoying all the impressive views surrounding this property. The Dining room sits to the rear. The kitchen spans the full depth of the property with modern fittings and a central island. To the right of the kitchen is a virtually self-contained ground floor one bedroom studio. This could be used as an annex for a relative, a guest suite, a teenager flat or as two further reception rooms. This part of the property would also be ideal for anyone wanting a home office, gym, playroom or luxury utility/boot room.

First Floor: The central staircase gives access to three double bedrooms and a family bathroom. Bedroom five also gives access to bedroom three, another double bedroom positioned over the annex.

Outside: The property is accessed via twin wrought Iron Gates and a winding drive leading to the detached double garage with power and lighting installed. The property benefits from a very pleasant, elevated position with views across Chosen Hill over the scarp and Severn Vale. The hill is home to over 11 hectares of nature reserve.

All viewings are by appointment only.

- **Detached 4/5 Bedroom House with Commanding Elevated Position for Rent**
- **Over 1/2 Acre of formal Landscaped Garden**
- **Double Detached Garage**
- **Two Bathrooms & A Modern Fitted Kitchen with Island**
- **Council Tax Band G | Energy Rating (EPC) C**

- **Excellent Views From All Directions**
- **A 'keep it tidy' Gardener is Included**
- **Three Reception Rooms**
- **AVAILABLE NOW**
- **Tenure - Freehold**

Sitting Room

12'6" x 19'5" (3.83 x 5.92)

Dining Room

10'11" x 12'2" (3.34 x 3.72)

Study

11'6" x 11'5" (3.53 x 3.50)

Kitchen

13'5" x 19'5" (4.11 x 5.92)

Cloakroom with (WC)

6'5" x 2'11" (1.97 x 0.89)

Bedroom Two - (On Ground Floor)

11'8" x 11'7" (3.56 x 3.54)

Bathroom - (On Ground Floor)

7'8" x 4'6" (2.34 x 1.38)

Bedroom One

12'6" x 19'6" (3.82 x 5.95)

Bedroom Three

11'6" x 12'10" (3.53 x 3.93)

Bedroom Four

13'3" x 9'0" (4.06 x 2.76)

Bedroom Five

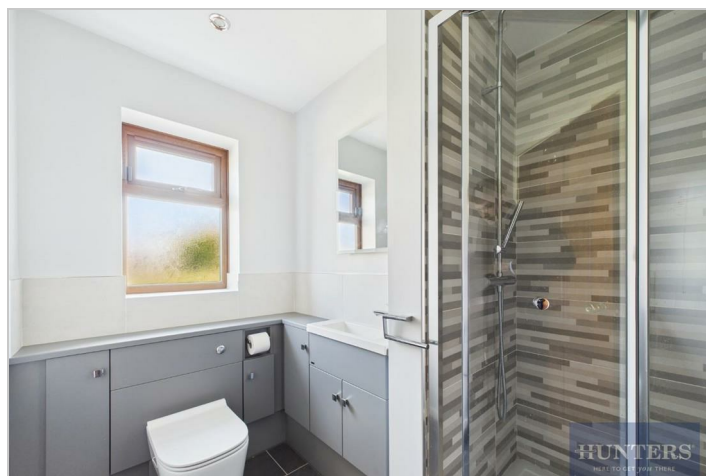
10'9" x 10'0" (3.28 x 3.07)

Family Bathroom

10'11" x 6'9" (3.34 x 2.08)

Double Garage

18'8" x 18'10" (5.71 x 5.75)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.