

HUNTERS®

HERE TO GET *you* THERE



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Sheepscombe Close

Benhall, Cheltenham, GL51 6BE

Offers In Excess Of £450,000 are invited



Council Tax: C



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Hunters of Cheltenham are delighted to offer this EXTENDED three-bedroom semi-detached house with an EXCEPTIONALLY LARGE REAR GARDEN and potential FORTH BEDROOM on the ground floor.

Sheepscombe Close is a small cul-de-sac just off Bibury Road which runs along the edge of the popular Benhall Leisure Park. This property sits at the end of the road with a very large rear garden, an excellent non-over-looked space for any busy family.

This fine home has been extended on the ground floor and offers the following accommodation:

The property is approached via the entrance porch. To the right is a fully fitted shower room with wc. To the left of the entrance hall is the main living room. At the rear of the property is an impressive 18' modern kitchen/dining room. Off the kitchen is a very useful 15' home office or forth/guest bedroom. To the rear of the property there is a dwarf wall conservatory overlooking the large rear garden.

On the first floor, there are three good sized bedrooms with bedroom one and three overlooking the front elevation and bedroom two and the family bathroom facing the rear. The re-fitted bathroom offers his and hers sinks.

Outside, the property sits behind its own private driveway with off road parking for several vehicles. The drive leads to a detached private garage and has pedestrian access to the rear.

Even though this house boasts of so many features, the main attraction must be the extra wide and generous rear garden. Offering a high degree of privacy this fabulous garden has so many possibilities, its impossible to list them. There is plenty of room for an allotment garden or pond etc. and still retain more than average formal garden space.

This fine home sits on the edge of Benhall Park which is perfect for healthy walks, dog walking or simply an area for picnics etc.

We believe that this lovely home offers ample internal and external accommodation for the most demanding of families.

All viewings are by appointment only.

Tel: 01242 528500

- **Three Bedroom Semi-Detached Family House with a Large Rear Garden Plot**
- **Two Bathrooms, One on Each Floor**
- **Large 18' Kitchen/Dining Room**
- **Off Road Parking and Private Detached Garage**
- **Council Tax Band C | EPC Rating C**
- **Additional Forth Bedroom/Home Office on Ground Floor**
- **Planning Granted for First Floor Double EnSuite Extension**
- **Solid Dwarf Wall Conservatory**
- **Close to High Performing Schools at Primary and Senior Levels**
- **Tenure - Freehold**

Living Room

11'5" x 13'5" (3.50 x 4.09)

Kitchen

18'2" x 11'1" (5.56 x 3.38)

Guest Bedroom / Home Office

7'4" x 14'11" (2.25 x 4.56)

Shower Room

5'8" x 7'3" (1.73 x 2.21)

Conservatory

8'2" x 15'7" (2.51 x 4.75)

Bathroom

7'3" x 5'4" (2.21 x 1.65)

Bedroom One

10'7" x 13'5" (3.23 x 4.09)

Bedroom Two

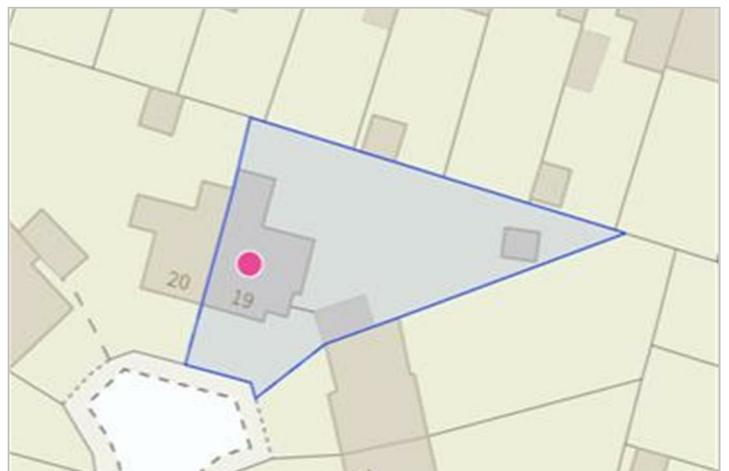
10'7" x 11'1" (3.25 x 3.38)

Bedroom Three

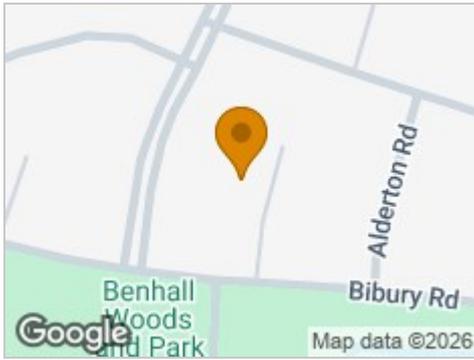
7'3" x 9'9" (2.23 x 2.99)

WC

4'4" x 2'6" (1.34 x 0.78)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾
105.7 m²
1138 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Material Information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	70	
(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.