



GUIDE PRICE  
£475,000

Gretton, Cheltenham GL54 5EU



## THE PROPERTY

\*Sold by Adams\* A superbly situated detached non-estate village property on a corner plot with flexible accommodation. The property would benefit from some updating and has great potential for development if required (subject to permissions).

Comprising a spacious triple aspect sitting room with glazed doors to the garden, a kitchen with pantry and porch to the rear, a separate dining room and a study/ground floor bedroom. There are two double bedrooms on the first floor with ample storage and an ensuite shower room.

A block paved driveway at the front provides parking for several vehicles and leads to the garage. There are private, mature gardens to the side and rear.

Available with no onward chain.

3



2



2



## SITUATION

The village of Gretton is situated on the edge of the Cotswolds, within the Area of Outstanding Natural Beauty and approximately 2 miles north of the historic town of Winchcombe where there is a range of amenities including shops, schools, doctors, dentists, churches, bus services and public houses. Evesham, Cheltenham, Gloucester and Tewkesbury are easily accessible as is the M5 Motorway approximately 9 miles away. Gretton itself has a thriving village community, with a Primary School, church, village hall and a well regarded pub, The Royal Oak.

## ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via combi boiler.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)









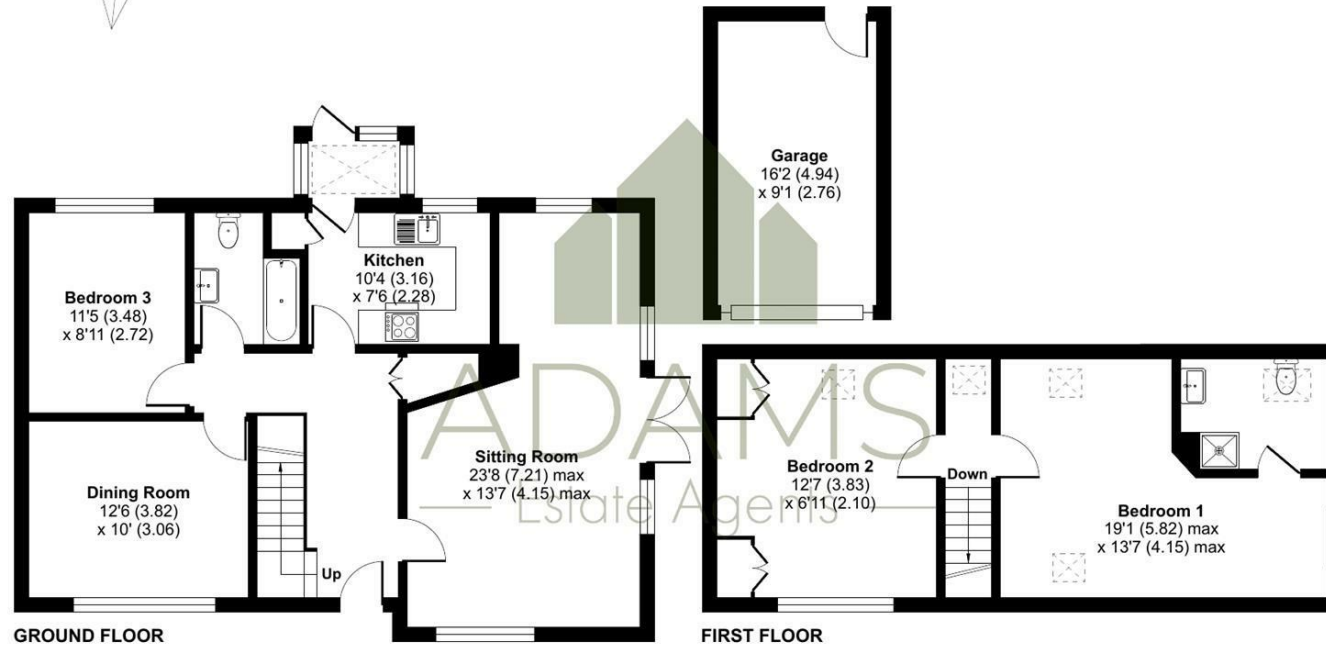
## Gretton, Cheltenham, GL54

Approximate Area = 1283 sq ft / 119.2 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1430 sq ft / 132.8 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

F

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Adams Estate Agents Limited. REF: 1192587



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