

6 Poppy Meadow Close, Witcombe GL3 4XG

£799,000

naylor powell

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• Impressive four bedroom detached family home • Spacious and versatile accommodation throughout • Stylish fitted kitchen with integrated appliances and skylight • Chain Free • Contemporary glass garden room overlooking the rear garden • Master bedroom with en-suite shower room • Generous enclosed rear garden with extensive patio seating areas • Double garage and substantial driveway providing ample parking • EPC Rating B84 • Tewkesbury Borough Council, Tax Band F, £3284.16 per annum (2026/27)

£799,000

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Accommodation

The ground floor offers a welcoming entrance hallway with stairs rising to the first floor and access to the reception rooms. The spacious living room provides a comfortable setting for relaxation, featuring a fireplace and double doors opening through to the hallway. There is a separate dining room, ideal for family meals and entertaining, together with a superbly appointed kitchen/breakfast room fitted with an extensive range of modern wall and base units, contrasting work surfaces and integrated appliances. A rooflight provides additional natural light, while doors offer access to the outside. The ground floor accommodation is further complemented by a versatile additional reception room, currently arranged as a home office, with French doors opening into the garden room. Further benefits include the useful utility room and cloakroom.

The first floor comprises four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room and built in wadrobes. The remaining bedrooms offer flexibility for family members, guests or further home working. The accommodation is completed by a modern family bathroom, fitted with a panelled bath, wash hand basin and WC.

Outside

To the front of the property is a generous gated gravel driveway providing ample off-road parking and access to the double garage. The property enjoys attractive architectural features, including timber-clad elevations and a striking green roof over the garage, complemented by a neatly maintained frontage and planted borders.





The rear garden is a particular feature of the property, being of a generous size and predominantly laid to lawn, with established trees, mature planting and enclosed boundaries providing a good degree of privacy. There are extensive porcelain-paved patio areas providing plenty of space for outdoor dining and entertaining, with additional seating areas and a hot tub. The garden offers an excellent combination of space, privacy and versatility.

Double Garage
20'8" x 20'1" (6.32 x 6.13)
Double garage with electric roller doors providing vehicular access. Power and light. Door to the rear, granting access to the rear garden. The garage benefits from an attractive green roof, providing an environmentally friendly feature that encourages biodiversity and helps manage rainwater naturally.

Location
The Village of Little Witcombe lies just off the A46 approximately 5 miles from Cheltenham Town Centre and 6 miles from Gloucester. The semi-rural village offers a local village hall holding community events/playgroup and pub/restaurant, The Twelve Bells. All other amenities can be found in the neighbouring area of Brockworth. There are local schools and excellent transport links to A417 and M5 Motorway.

Material Information
Tenure: Freehold.
Council Tax band: F
Service fee of £160.17 every 6 months for upkeep of the communal estate areas.
Three trees at the bottom of the garden are subject to tree preservation orders.
Local authority and rates: Tewkesbury Council - £3284.16 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating.
Broadband speed: Standard 18 Mbps, Superfast 73 Mbps and Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone (likely), O2 (likely), EE (likely), and Three (likely).





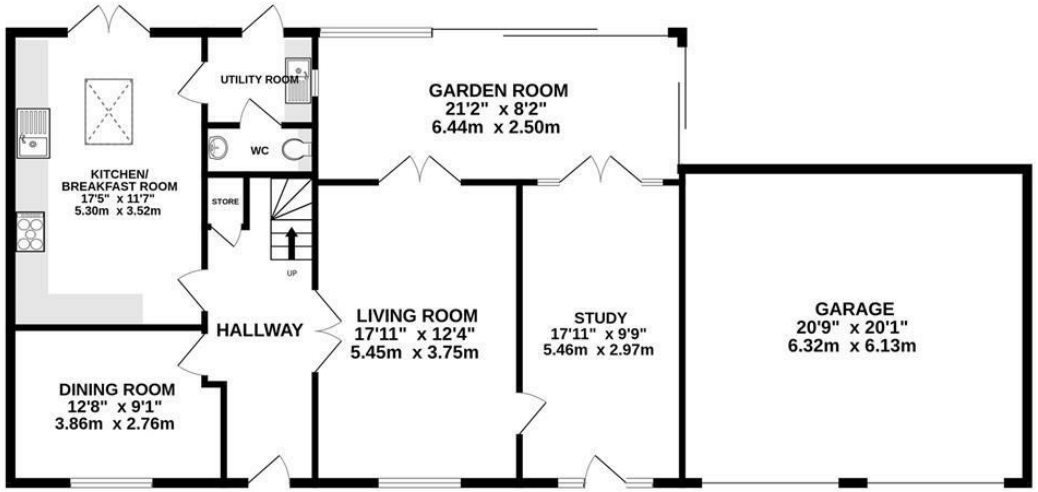




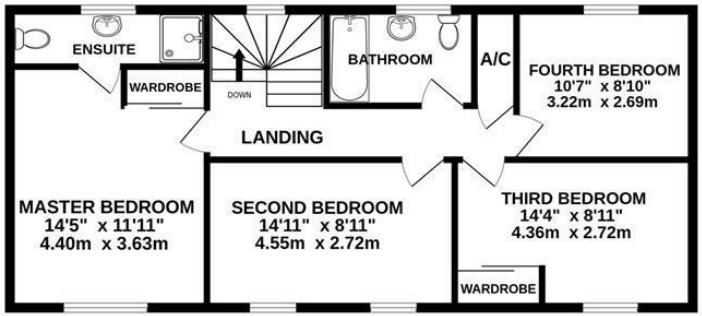




GROUND FLOOR
1481 sq.ft. (137.6 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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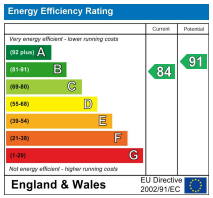
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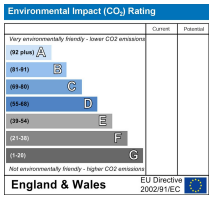
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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