



2 The Sherry
Temple Guiting
Cheltenham
GL54 5RP



Description

Number 2 The Sherry is a stunning and unique Swedish style property sitting within a large plot in a quiet cul-de-sac. The house has been completely restored to a very high standard whilst retaining much of the original character. The front porch leads in to an open plan living space with plenty of natural light from the south facing garden. There is a downstairs bathroom/shower room with a separate utility room which leads out to the rear of the property. Leading off from the open plan living space is a snug which could be utilised as a third bedroom.

On the first floor there are two generous double bedrooms with plenty of eaves and cupboard storage and a central bathroom.

To the front of the property there is ample parking for several vehicles with a shepherd's hut style outbuilding that could be utilised for many uses. There is also a useful log store which is tucked away behind a tall picket fence. The rear garden can be accessed with a vehicle and has a

further outbuilding for more storage. The garden is stocked with cottage style flowers and fruit trees plus a productive organic vegetable growing area. There is also a greenhouse providing a longer growing season.

Temple Guiting

Temple Guiting acquired the prefix 'Temple' when the Knights Templar owned it, in the 12th Century. The Knights wished to distinguish the village from the second Guiting village that was close by. Local amenities include a village shop and a village hall. The nearest primary school is the Temple Guiting Church of England school and the nearest secondary schools are Winchcombe school and the Cotswold School in Bourton on the Water.

Directions

From the offices of Harrison James & Hardie, Bourton on the Water, continue down Lansdowne until you reach the A429. Turn right at the junction and take the first left hand turning

towards Naunton. Continue along the road to the T junction. At the junction, continue over the road and drive for approximately four miles until you reach the B4077. Take the left hand turning and follow the road round forking off to the left, sign posted to Temple Guiting. Follow the road along until you reach The Sherry on your right hand side where Number 2 can be found in the top left hand corner of the Cul-de-Sac.

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

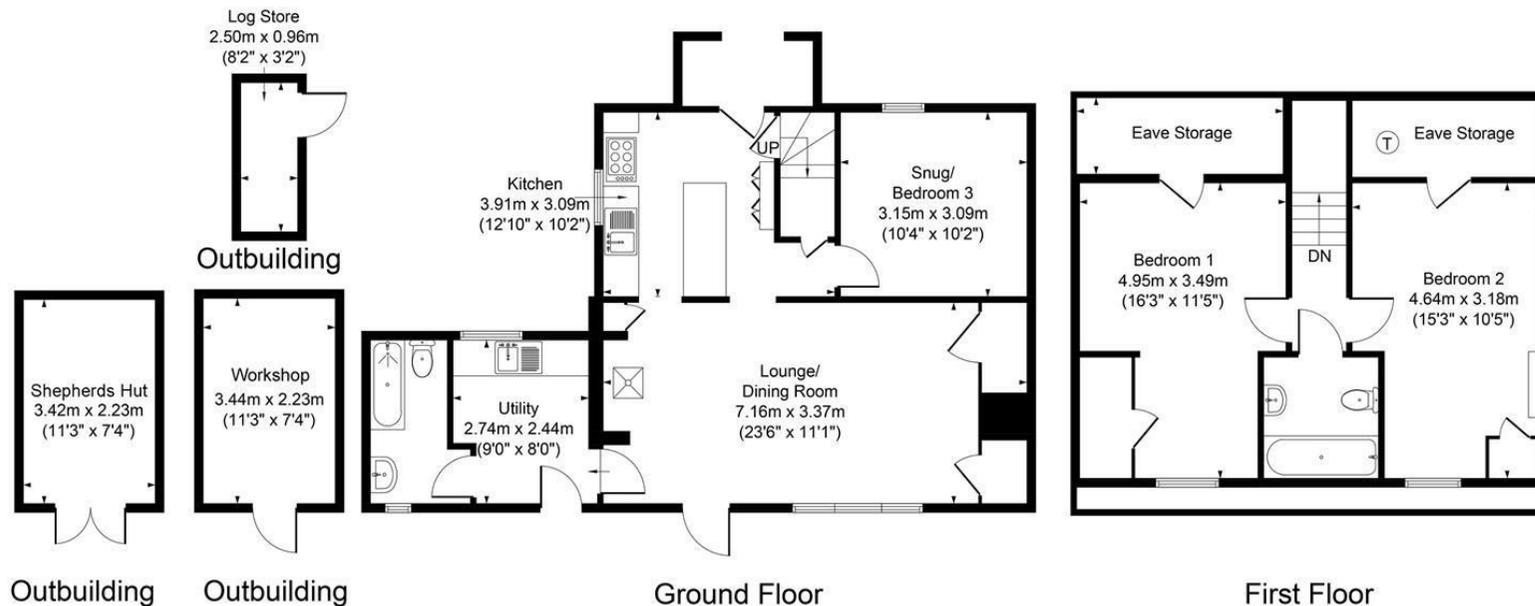
Viewing Arrangements

Viewings strictly by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |



2 The Sherry Temple Guiting GL54 5RP
 Main House Approx. Gross Internal Area:- 105.12 sq.m. 1131.50 sq.ft.
 Outbuildings Approx. Gross Area:- 17.69 sq.m. 190.41 sq.ft.
 Total Approx. Gross Area:- 122.81 sq.m. 1321.91 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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