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# Tayler & Fletcher



## Parsley House

Maugersbury, Cheltenham, GL54 1HR

**Guide Price £975,000**









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*An attractive detached Chalet Bungalow set in a quiet position in this desirable village.*

## Directions

From Stow-on-the-Wold take the Maugersbury Road and on entering the village by the small green and crossroads go straight over. Parsley House will be seen on the left hand side.

## Location

Parsley House is situated in a quiet and secluded position within the popular village of Maugersbury. In turn it is about half a mile from Stow-on-the-Wold which has an excellent range of facilities suitable for everyday requirements including shops, a convenience store and boutiques together with a supermarket. It also has a good range of public houses, hotels and hostelryes. It is conveniently placed for such centres as Cheltenham (19.5 Miles), Stratford-upon-Avon (22 miles), Evesham (18 miles) and Oxford (30 miles). Moreton-in-Marsh (5.5 Miles) has a mainline train station with a regular service to London Paddington via Oxford and Reading.

## Description

Parsley House is an attractive and detached chalet bungalow built in the late 1960's and constructed of reconstituted Cotswold stone under a deep pitched and tiled roof. It has been thoughtfully designed with mullion windows some of which have the traditionally styled drip moulds together with dormer windows set within the roof line. A more recent single storey extension under a flat roof has been added to form the utility room.

Parsley House has spacious and well designed accommodation with a central entrance hall leading to a magnificent drawing room (25' x 16'6"), with a lovely cut stone open fireplace and adjustable book shelving. The kitchen/dining room is

approached either from the hall or from the drawing room and is positioned to take advantage of the view. There is a utility room leading off the kitchen.

## Accommodation

Outside light. Front door flanked by glazed panels.

## Entrance Lobby

Coved ceiling, cloaks cupboard. Glazed panelled door with glazed side panels to staircase hall with understairs storage cupboard and further storage cupboard. Coved ceiling, 5 recessed ceiling spotlights.

## Drawing Room

Wide open fireplace with a cut stone surround, hearth and mantelpiece and flanked to one side by built in cupboards. Coved ceiling, range of adjustable book shelving and further cupboards. Television point, a pair of doors leading to the side garden terrace. A pair of interconnecting doors to the kitchen/dining room.

From the staircase hall semi-glazed and panelled door to

## Kitchen/Dining Room

Two bowl stainless steel sink unit with single drainer and mixer taps set within a wide surround with a range of drawers and cupboards beneath. Four ring Bosch gas hob with extractor hood above. Slimline Bosch Exxcel dishwasher, Bosch double oven and grill with storage cupboards above and below. Further work surface with a range of drawers and cupboards beneath and matching eye level cupboards above. Space for upright fridge freezer, coved ceiling, semi-glazed and panelled door with steps to



### Utility Room

Belfast sink, work surfaces with a double base unit and eye level cupboards above. Firebird Enviromax oil fired central heating boiler, semi-glazed and panelled door leading to the kitchen garden.

From the hall decorative semi-glazed and pine panelled door to

### Library/Study

An extensive range of adjustable book shelving and storage cupboards together with double doors to a built in store cupboard. Pine panelled door to

### Master Bedroom Suite

Comprising

Bedroom 1

Built in wardrobe cupboard with hanging rail and shelving, coved ceiling.

Dressing area

En-suite Bathroom

Matching white suite comprising panelled bath with hand grips and gilt taps with tiled surround, low level w.c. pedestal wash hand basin with gilt taps and tiled splashback and fitted cupboard. Coved ceiling, heated towel rail.

From the staircase hall stairs with painted newel post balustrading and handrail lead to the first floor landing. Airing cupboard.

### Bedroom 2

Range of storage cupboards.

### Bathroom

Matching white suite comprising panelled bath with gilt hand grips and taps with tiled surround and a Mira Sport shower with concertinaed shower screen. Oval wash hand basin set within a tiled surround with gilt taps and cupboards beneath, low level w.c.

### Bedroom 3

Built in wardrobe cupboard with hanging rail and shelving and

two further eaves storage cupboards with shelving.

Interconnecting door with the bathroom and separate door to a store/potential dressing room, with glazed panelled door to boarded attic store room with potential for creating an en-suite bathroom.

### Outside

Parsley House is approached via a shared drive (with its neighbour Eglandine) and leading to a gravelled parking area and to the attached single garage 18'2" x 9'5".

Up and over door, separate pedestrian door, casement window, power and light.

The gardens are set to the front and side of the property being partly laid to lawn with a generous paved terrace and surrounded by deep flower, shrub and herbaceous borders and natural Cotswold stone boundary walls.

Situated to the rear is a kitchen garden planted with raspberry canes with paved terracing and paths. Timber garden store. Natural Cotswold stone boundary wall.

### Services

Mains water and electricity are connected to the property. Private drainage. Please note that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

### Local Authority

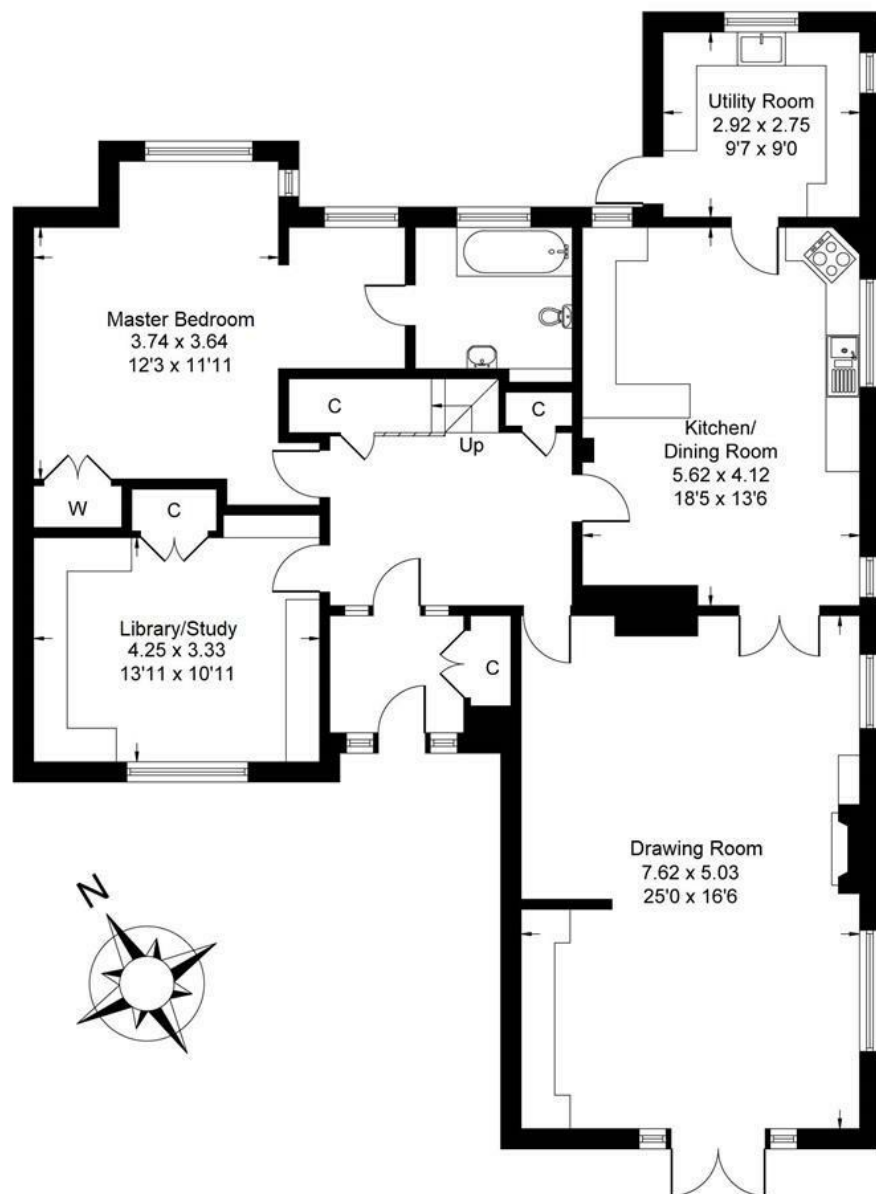
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. GL7 1PX.

Tel: 01285 623000.

### Council Tax

Band F - Rates payable for 2022/2023 - £2,763.11





**Ground Floor**

Approximate Gross Internal Area = 216.09 sq m / 2326 sq ft  
 Garage = 11.25 sq m / 121 sq ft  
 Total = 227.34 sq m / 2447 sq ft



**Garage**

**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





### Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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>		
(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