

HILL VIEW

COMPTON ABDALE, NR. CHELTENHAM, GLOUCESTERSHIRE, GL54 4DP



HILL VIEW

In a stunning elevated position, affording outstanding views across the village to open countryside beyond. Compton Abdale lies in a fold of the hills about 1 mile from the A40, providing easy access to Cheltenham. This detached individual house is set in a most beautiful garden which is in excess of ½ acre.

- Reception hall with cloak/shower room
- Stunning double sitting room with log burning stove and separate stone fireplace dual aspect and doors onto the patio
- Dining room with fireplace and views over the garden and to the hills beyond
- Stylish kitchen/breakfast room leading to a conservatory which enjoys the views
- Utility room with stable door into the garden
- Four bedrooms and beautifully appointed bathroom
- Timber car port and well maintained beautiful gardens in excess of ½ acre

DESCRIPTION

Dating from circa 1940 and originally built for the local estate's shepherd, the current owner has significantly enlarged and fully upgraded the house during his occupancy. Having mellow coloured elevations externally, the internal accommodation is bright, spacious and beautifully presented offering generously proportioned rooms yet Hill View offers the opportunity to enlarge, if required.





SITUATION

Hill View is in a quiet and tranquil location, in an elevated position enjoying distant views across rolling countryside. Northleach and Andoversford are both within a short drive offering a good range of local amenities, whilst the larger regional centres of Cheltenham and Cirencester which offer many well know state and private schools are both within some 30 minutes drive. Oxford and London are both readily accessible via the A40.

GENERAL INFORMATION

Services:

Mains water and electricity, Calor gas fired central heating and private drainage are connected to the property.

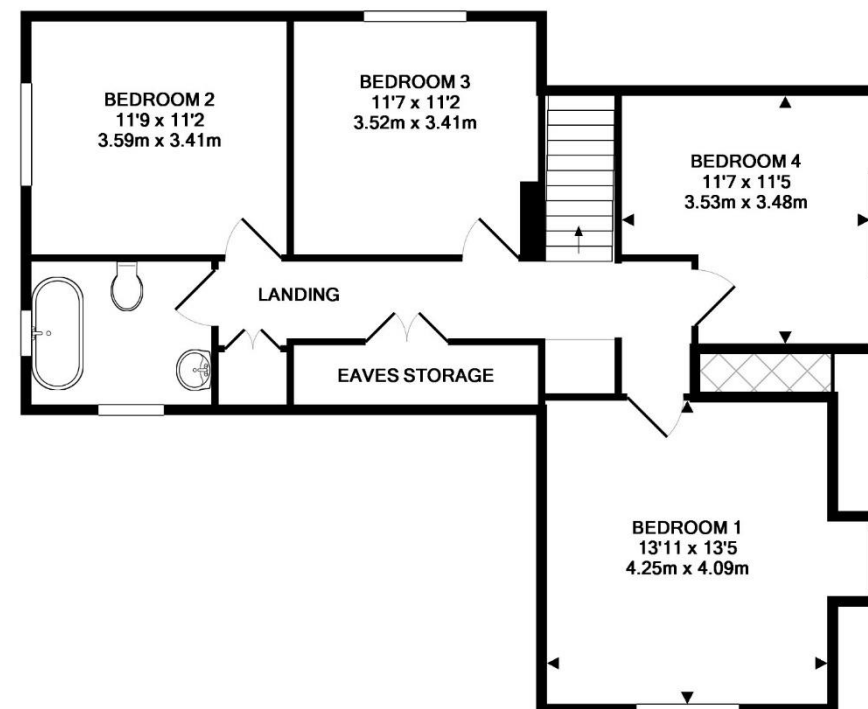
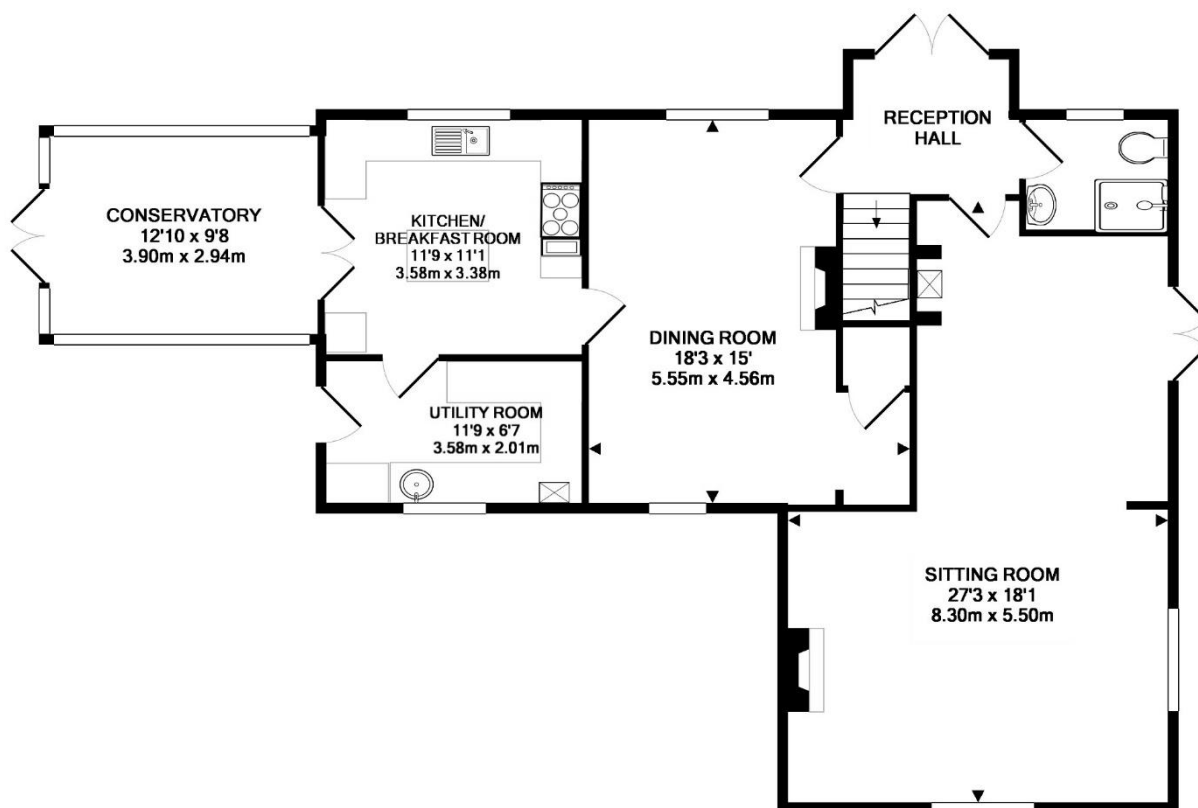
Local Authority:

Cotswold District Council: 01285 623000.

Council Tax Band: (E) - £1,797.55 pa.

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.





TOTAL APPROX. FLOOR AREA 1941 SQ.FT. (180.3 SQ.M.)

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 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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