

FERNLEIGH

THE REDDINGS, CHELTENHAM, GLOUCESTERSHIRE, GL51 6RY



FERNLEIGH, THE REDDINGS

A charming detached period cottage steeped in character and dating from the early 1900s with more recent additions. The property has been subject to an exacting programme of works including the replacement of the kitchen and bathroom and the creation of a beautiful low maintenance courtyard garden.

- Storm porch with solid timber doors
- Sitting room with functioning fireplace
- Snug or second sitting room
- Open plan kitchen/dining room with a range of appliances including a range cooker and dual aspect
- Utility room and ground floor cloakroom
- Three bedrooms
- Generous mezzanine presently used as a study, playroom and guest bedroom
- Family bathroom
- Attractive low maintenance southerly facing private courtyard garden with brick built raised beds
- Off road parking for three vehicles

DESCRIPTION

Set back from the road with off road parking for three vehicles, this deceptively spacious period cottage has beautifully presented and bright accommodation arranged over two floors. This generously proportioned cottage dates from the early 1900s and has had the benefit of more recent additions. During the present owners tenure they have significantly upgraded the property including the replacement of the staircase, heating system and also creating a wonderful open plan kitchen/dining room which is ideally suited to family living and entertaining.





SITUATION

Located in the heart of The Reddings and providing excellent access to a variety of local amenities including a local shop, two prominent supermarkets and also Benhall Infant and pre-school which has an outstanding Ofsted rating. Cheltenham town centre is about two and a half miles distant and offers a wider range of amenities as well as playing host to several well-known festivals. 'Fernleigh' is conveniently placed for access to Gloucester and the motorway network accessed via Junction 11 of the M5 and is also positioned on a regular bus route into the town centre.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

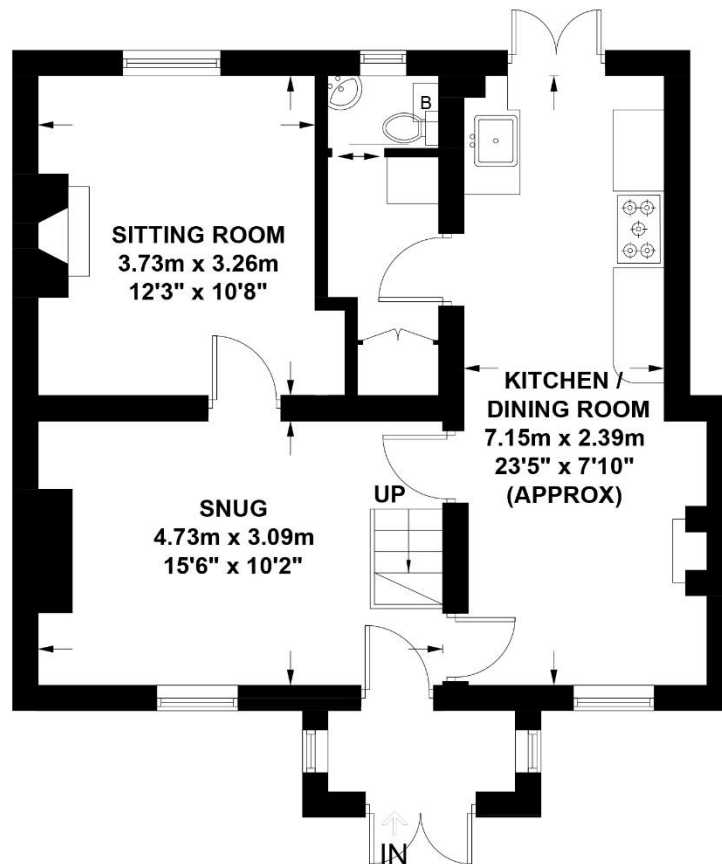
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (D) - £1,671.67 pa. (2018/2019).

VIEWINGS

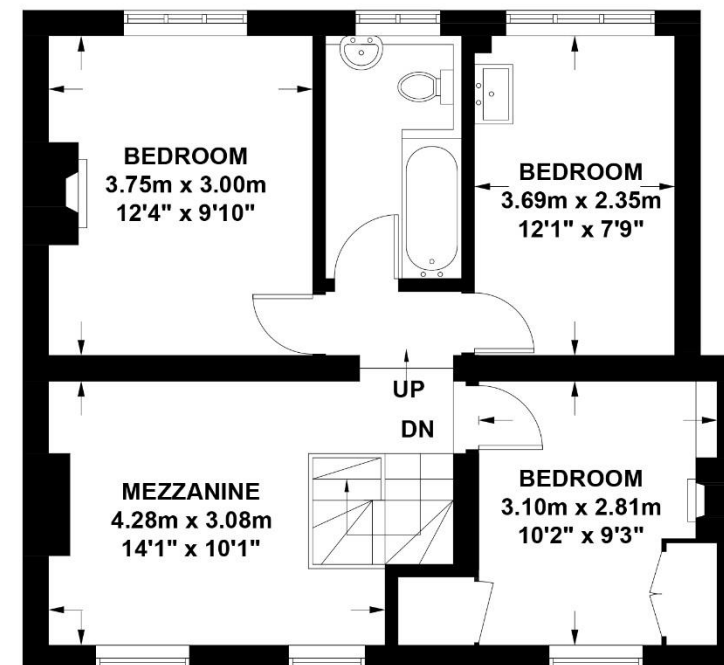
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft



GROUND FLOOR = 616 SQ FT / 57.2 SQ M



FIRST FLOOR = 582 SQ FT / 54.1 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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