

COPPICE BANK

BROCKHAMPTON, CHELTENHAM, GLOUCESTERSHIRE, GL54 5XL

 Charles Lear



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At the top of this highly desirable Cotswold village, this charming, detached and quintessential three bedroom stone cottage offers bright and characterful accommodation south west facing gardens and off road parking and full planning consent to create a two storey and a one storey rear extension.

- Spacious reception hall with stairs to the first floor
- Sitting room with log burning fire set inside a stunning inglenook fireplace
- Conservatory with doors leading into the garden
- Beautifully appointed kitchen with integrated appliances, dual aspect and spacious dining area
- Utility/boot room with door into the garden
- Ground floor guest bedroom suite with en-suite shower room and built in wardrobe
- Two generous first floor bedrooms benefitting from fitted wardrobes and the use of a principal bathroom
- Mature south west facing gardens and gravel driveways with off road parking for 2/3 vehicles
- Potential to obtain further planning consent for a garage with storage room above

DESCRIPTION

In immaculate condition throughout, this charming period cottage enjoys various features typical of the era including beamed ceilings, an inglenook fireplace and stone mullion windows. Set in mature south west facing gardens and benefitting from well-proportioned accommodation, the house offers three bedrooms, two bathrooms, a kitchen/dining room, sitting room and a conservatory overlooking the gardens.





SITUATION

Brockhampton is a charming Cotswold village, boasting an excellent local pub and some of the areas most picturesque walking scenery. There are various local amenities in Andoversford and Winchcombe, whilst the regional centre of Cheltenham is about 8 miles distant and offers a wider array of facilities including highly regarded schooling and a whole host of festivals. The A40 is about 2 miles away, giving access to both Oxford and London.

PLANNING REFERENCE

Cotswold District Council: 18/04317/FUL.

GENERAL INFORMATION

Services:

Mains water and electricity. Private drainage and oil fired central heating.

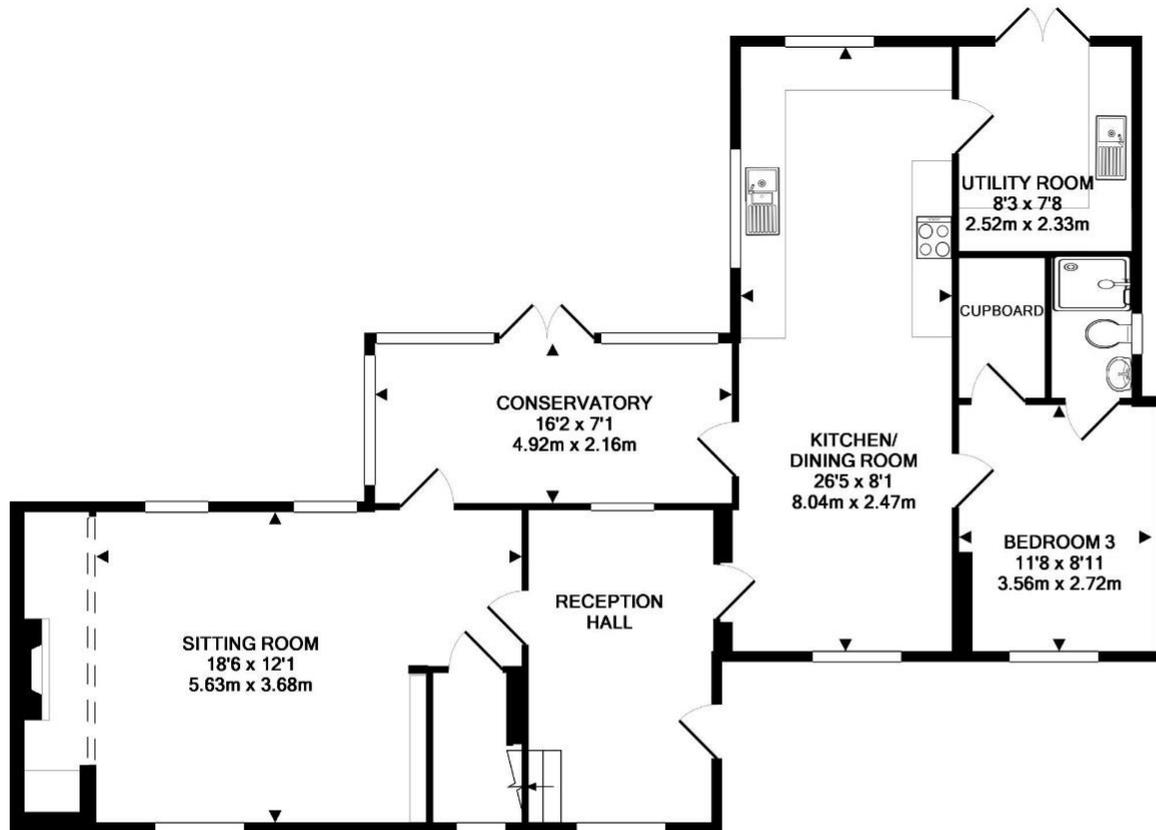
Local Authority:

Cotswold District Council: 01285 623000

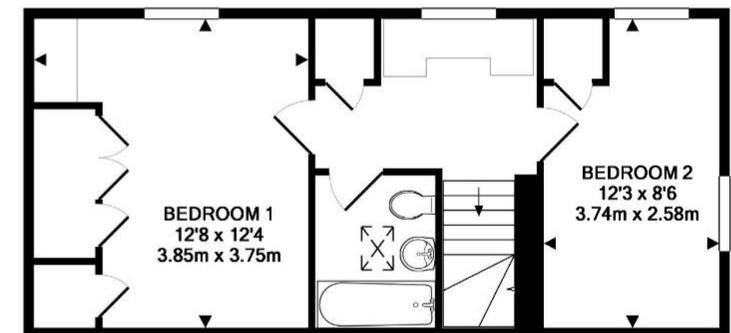
Council Tax Band: (F) - £2,335.21pa. (2018/2019).

Viewing:

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



GROUND FLOOR
APPROX. FLOOR
AREA 1118 SQ.FT.
(103.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

APPROX. GROSS INTERNAL AREA 1575 SQ.FT. (146.3 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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