



PETER BALL & CO.
ESTATE AGENTS

STATION ROAD, BISHOPS CLEEVE, CHELTENHAM GL52 8HH

£525,000

- Substantial Family Home
- Remarkable Grounds
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Driveway & Garage
- No Onward Chain

PROPERTY DESCRIPTION

Rarely does a home in such a wonderful plot become available so close to the centre of Bishops Cleeve. Wimbourne House is a 1960's four bedroom detached house which has been much loved by its current owners for over fifty years. It has enormous potential and scope for a new occupier to put their own stamp on it and make it their own. The accommodation comprises in brief an entrance porch opening to the inner hall with doors to all ground floor rooms and a staircase leading to the first floor. The living room measures an impressive 18'11 and has a feature stone fireplace, double doors to the dining room and windows to the front and rear aspects. The kitchen includes a range of wall and base level units with a granite work surface over, one and a half bowl sink inset, space and plumbing for appliances and a door to the side access. Next to the kitchen is the dining room and we would suggest to open the two up together to make a large kitchen/dining room. On the first floor is the family



bathroom, three double bedrooms that all benefit from built-in wardrobes and a single bedroom. The rear garden has to be seen. For a property so central to the village it has an incredible sense of size and privacy. The main lawn is both tree and hedge lined and has mature planted borders that have been maintained for many years by its current owners. There is also scope for further development (subject to the necessary planning permission). To the front is a further lawn with borders surrounding and a driveway for many vehicles leading to a longer than average garage with power and light.

SITUATION

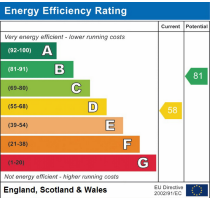
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets and all the social facilities one would expect in a large village. Cheltenham and Tewkesbury town centres are both less than 5 miles away. Transport links to the area are good being close to the M5 junctions and Cheltenham Spa mainline station. There are primary and secondary schools within half a mile in the village.

DIRECTIONS

Leave our Bishops Cleeve Office on Church Road and follow the road round into School Lane. At the junction turn left into Station Road where the property can be found on the left hand side.

ADDITIONAL INFORMATION

Tewkesbury Borough Council -Tax Band F.



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Total area: approx. 118.2 sq. metres (1271.9 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.