



PETER BALL & CO.
ESTATE AGENTS

THE WHARF, COOMBE HILL, GLOUCESTER GL19 4BB

£595,000

- Substantial Period Property
- Full Of Character & History
- Envious Setting
- Four Bedrooms
- Four Reception Rooms
- Two Bathrooms
- Large Family Kitchen + Store
- Extensive Parking & Gardens

PROPERTY DESCRIPTION

An exceptionally large and very distinctive detached part 16th century house. This outstanding property has an abundance of characterful accommodation and in the most enviable of settings next to Coombe Hill Nature Reserve and Meadows. Part of Gloucestershire Wildlife Trust and a site of special scientific interest, (SSSI). The property is steeped in history as you would imagine for a property of this period yet offers extensive and flexible accommodation throughout.



SITUATION

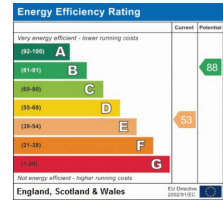
Coombe Hill is situated on the northern outskirts of Cheltenham adjacent to open countryside. The A38 runs to Tewkesbury and provides easy access to the M5 motorway (northbound) and Gloucester. Within a short drive are retail developments where Sainsbury's supermarket, major food and retail outlets, restaurants, pubs and LA fitness centre can be found. Cheltenham Town centre with its range of public amenities and services are approximately 4 miles away.

DIRECTIONS

Leave Tewkesbury on the A38 towards Gloucester. At Coombe Hill traffic lights turn right on to The Wharf, continue down the lane towards the Nature Reserve and the second drive on the right is Wharf House.

ADDITIONAL INFORMATION

Tewkesbury Borough Council Tax Band G



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. 217.1 sq. metres (2336.3 sq. feet)
This plan is not to scale. For guidance purposes only.
Plan produced using FloorJig.