



Andoversford, Cheltenham  
Gloucestershire, GL54



*Beyond your expectations*



# A 5 bedroom modern Cotswold home with views & acreage. EPC: F

Modern Cotswold Family Home | Set In Approx. 10.66 Acres | Superb Views | Elevated Position | Desirable Location | Versatile Accommodation | Further Scope To Improve | 5 Bedrooms | 4/5 Reception Rooms | 3 Bath/Shower Rooms | Double Garage | South Facing Aspect

**Guide Price £949,950 Freehold**

## Description

A superb modern family residence on the edge of the Cotswolds and just a short drive to the spa town of Cheltenham. Boasting versatile accommodation and further scope to improve, the property is set on a magnificent plot with terraces, southerly landscaped gardens, a paddock and stunning views across rolling countryside.

Originally constructed in the 1970's, the property has since benefitted from later extension and offers flexible and generous accommodation over two floors with a further useable loft space. A newly fitted modern and contemporary kitchen with breakfast bar has been recently added plus further redecoration works carried out. The ground floor also benefits from a separate utility, shower room and direct access into the double garage. The room over the garage (bedroom 5) has its own staircase therefore this entire wing of the house could easily (with the necessary permissions/regulations sought) become an annexe or self-contained accommodation.

The ground floor living space comprises a good size dual aspect sitting room which leads through to the southerly facing conservatory (benefitting from a reflective glass roof) and enjoys access onto the terrace and gardens beyond. Another area off the sitting room could also be used for dining if required. Across the hall is the lovely refitted kitchen which has been finished to a high standard and again enjoys beautiful views across the gardens front and rear. The

kitchen opens to a snug/tv room which leads to what is currently used as the dining room. Large sliding doors again take you onto the terrace and gardens. The rear hall leads to the cloak/shower room, utility and the 5th bedroom on the first floor. Direct access into the garage is via the utility.

The property offers five bedrooms in total and the master is dual aspect with a generous ensuite. All bedrooms have built in cupboards and a further family bathroom can be found on the first floor.

## Outside

Formal gardens and terraces surround the property and its elevated position give fabulous panoramic views. In addition to the gardens is a large paddock and there is a useful outbuilding just off the drive which has potential for a variety of uses.

## Additional Information

Andoversford and the surrounding villages have a heavy equestrian presence and there are point to point race meetings in Andoversford itself and the near by Salperton Park Estate host a 3 day horse trials event yearly. Local race horse trainer Kim Bailey has his yard just minutes away between Foxcote and Withington. It is just a short drive to the Cotswold Farm Park near Guiting Power and 'Birdland' in Bourton on the Water.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Hamptons International**

105 Promenade, Cheltenham, Glos, GL50 1NW

Sales. 01242 222909

cheltenham@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

**Total = 361.5 sq m / 3891 sq ft**

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

