

ETHRIDGES



ETHRIDGES, ELKSTONE, CHELTENHAM, GL53 9PX

AN EXCELLENT COUNTRY HOME SET IN ALMOST 13 ACRES.

DESCRIPTION

Recently renovated and sitting in an idyllic and elevated position, enjoying stunning views over the rolling Cotswolds countryside, Ethridges is an excellent country home with around 13 acres of gardens and paddocks.

The outstanding kitchen/ breakfast room, bathed in light from its roof lantern and with its striking green electric Aga, is a focal point of the home.

French doors lead to the South facing terrace bordered by lavender plants. The sitting room with its wood burner and French doors opens onto the garden.

The versatile study is located across the hallway and a handy laundry room and cloakroom add to the ground floor.

The master bedroom, with its en suite bathroom with separate bath and shower, enjoys far reaching views and offers ample storage.

There are three further bedrooms, one being en suite and a family bathroom. All bathrooms have underfloor heating.

Mature gardens, with herbaceous borders and a variety of specimen trees, surround the property and the paddocks beyond blend in to the rolling countryside.

Planning consent exists in perpetuity to greatly extend the property along with the addition of a double car port, garage and office space above.

Planning permission ref: 15/02421/FUL.

ENTRANCE HALL • KITCHEN/BREAKFAST ROOM • SITTING ROOM
STUDY • LAUNDRY ROOM • CLOAKROOM • 4 BEDROOMS
3 BATH/SOWER ROOMS • SHED • GARDENS & PADDOCKS





GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. Oil fired central heating.

Postcode: GL53 9PX

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. 01285 643643
Council Tax Band G and EPC rating D.



LOCATION

Ethridges is situated in a small hamlet just north of the beautiful Cotswold village of Elkstone. The village boasts wonderful open gardens each year and the Green Dragon pub is a short stroll down the lane towards Cobberley. The nearby village of Colesbourne hosts a garage, post office and shop and stunning Cowley Manor, offering wonderful spa facilities, is a short drive away.

Conveniently located, the property is equidistant from both Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets. Sporting opportunities are abundant.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it

is also host to fabulous literary, jazz and food festivals, and of course horse racing. The area offers an excellent choice of schooling and includes Coberley Primary School, Cheltenham College, The Ladies' College, Dean Close, Powells, Rendcomb College, Beaudesert, and Prior Park to name but a few.

CHELtenham 8 MILES
CIRENCESTER 8 MILES
KEMBLE STATION 14 MILES
(LONDON PADDINGTON 75 MINS)
SWINDON 22 MILES
M4 (JUNCTION 15) 24 MILES
All distances and times are approximate

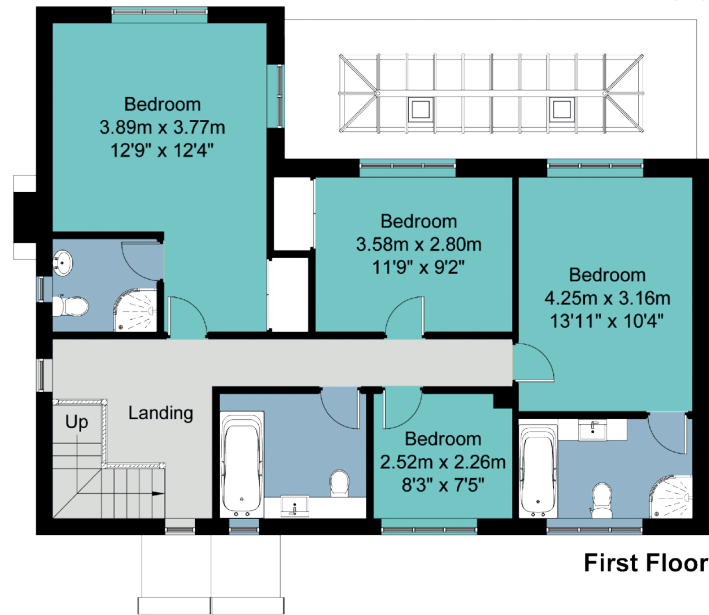


Etheridges, Elkstone, Gloucestershire

Gross Internal Floor Area Approx :-
188 sq metres / 2023 sq feet



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07890 327 241
Job No SP1078
This plan is for identification
purposes only. Not to scale.



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