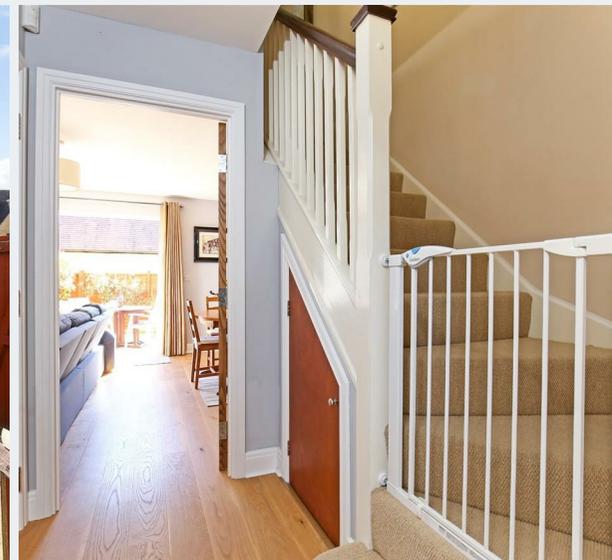


# WILLOW HOUSE BIRDLIP



WHITAKER  
SEAGER



## WILLOW HOUSE, BIRDLIP, GLOUCESTER, GL4 8JH

A WELL PROPORTIONED 3 BEDROOM TOWNHOUSE,  
WITH GARDEN, GARAGE AND PARKING.

### *The property*

Deceptive from the front elevation, this terraced Cotswold stone modern home provides well proportioned and presented family accommodation that is both contemporary and fresh. Positioned across three floors this offers versatility in use depending on the number of bedrooms you require. The main entrance door opens to entrance hallway from which doors radiate to a cloakroom and the living space, stairs rise to the first floor. Oak flooring follows through from the hallway into the sitting room. A useful cupboard for coats and shoes and a built in understairs cupboard offer great storage. The contemporary kitchen/breakfast room is positioned to the front of the house, fitted with a range of wall and base units, the room provides an integral oven, hob, dishwasher, washing machine and fridge/freezer. There is room for dining. The reception room is currently configured as dual sitting room/dining room and boasts bi-fold doors opening to the enclosed rear

garden. From the first floor landing doors open to bedrooms two and three. Bedroom two enjoys an outlook to the rear elevation and is served by an ensuite shower room and offers built in wardrobes. Bedroom three, positioned to the front of the house is served by a family bathroom. A built in cupboard under the stairs offers further storage. Stairs rise to the second floor where a most impressive main bedroom suite is located. Spanning the depth of the house, the rooms measures an impressive 22 ft, provides a dressing room area with built in storage and a modern ensuite shower room. The property is heated by an Air Source Heat Pump.





**Guide price**  
**£425,000**

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- *Entrance Hall*
  - *Cloakroom*
  - *Kitchen/Breakfast Room*
  - *Sitting Room/Dining Room*
  - *Main Bedroom with Dressing Area And Ensuite Shower Room*
  - *Two Further Bedrooms*
  - *Further Ensuite Shower Room*
  - *Family Bathroom*
  - *Garden*
  - *Garage And Parking*
- 

**WITHIN EASY REACH...**

*Cheltenham - 5.1 miles*  
*Gloucester - 6.1 miles*  
*Stroud - 8 miles*  
*Cirencester - 10 miles*

*Agents notes: The neighbouring property extends above the garage belonging to Willow House.*

## *Outside*

The garden extends to the rear of the property and can be accessed via bi-fold doors from the sitting room or from a pedestrian gate to the rear. The garden is laid to lawn with a raised patio area for outside dining, whilst a planted border offers interest and colour. A single garage provides parking/storage. A parking space is located directly in front of the garage. A pedestrian door at the back of the garage opens to the front elevation of the property.

## *Situation*

Located on the edge of the Cotswold escarpment, Birdlip is an ancient hamlet positioned south of Cheltenham and well located for communication links. Birdlip enjoys facilities including a pub and a popular village school, as well as its own micro-brewery and is a friendly village with an active community. An official Area of Outstanding Natural Beauty, the countryside surrounding the hamlet consists of gently rolling farmland and woods. Countryside walks are in abundance including the Cotswold Way. The A417 by-passes the hamlet to the east, linking with the M4 at Junction 15 (Swindon), the M5 at Junction 11a (Cheltenham) and the A40 for Oxford, making this an ideal position for anyone needing to travel with work. London is within easy reach with a direct train running from nearby Stroud Railway Station (90 minutes). Neighbouring Cheltenham, famed for its Regency architecture and Race Course provides excellent shopping, a range of Festivals, restaurants and a theatre. Other local towns include Cirencester and Stroud. Stroud is well known for its award-winning weekly Farmers market.



# Willow House

Approximate Gross Internal Area (Excluding Void)  
 115.1 sq m / 1239 sq ft  
 Garage = 14.9 sq m / 160 sq ft  
 Total = 130 sq m / 1399 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2021 (ID 7514961)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL4 8JH

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Cotswold District Council. Council Tax Band D and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

