



HARRISON  
Sales &  
Lettings  
HARDEN

Gloucester Road, Andoversford



This four-bedroom detached residence is set on a 1.35 acre plot, tucked away in the Cotswolds village of Andoversford. In total, the property spans over 3000 square feet and includes a paddock, stables, double garage, and mature gardens.

Firstly, you are welcomed into a bright hallway, with built-in storage, access to the WC and a spiral staircase leading up to the first floor. Off the hallway to the left there is a well proportioned dining room and at the end of the room, there are double doors through to the living room, which has a log burner and double patio doors onto the secluded patio area. Directly opposite the front door through the hallway, there is a spacious country style kitchen which extends into the conservatory. This is a particularly convivial space and certainly feels like the proper heart of the home. At the end of the hallway, there is also a good sized utility room, providing additional space for large appliances and access to the gardens. Also on the ground floor there are two bedrooms with the principle bedroom benefiting from an en-suite and dressing room/office space.



On the first floor, there are two additional bedrooms and a second bathroom.

EPC: D

Council Tax Band: F

Tenure: Freehold

What3Words: ///september.buck.reward

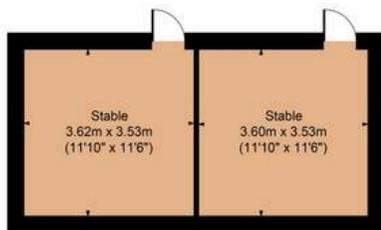




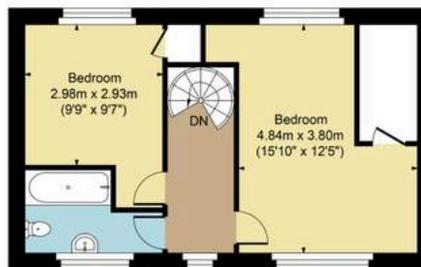
The property is accessed via a long, gated driveway. The outbuildings include a detached double garage and stables. The gardens extend to the front, rear and side of the house, and the paddock naturally has a variety of uses and potential. The plot has had previous plans for development and as such may offer significant potential, subject to all usual consents.

Andoversford is a thriving Cotswold village surrounded by countryside and only 6 miles approx. east of Cheltenham Spa. The village benefits from a local shop, post office, pub and primary school. There are also ample bus links to take you to the surrounding areas, and it's in close proximity to the A40 makes it ideal for commuting.

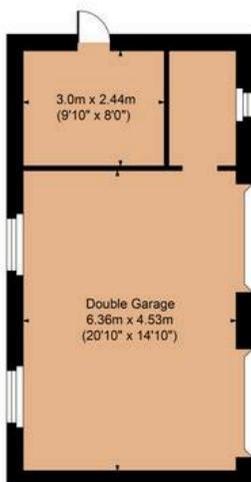
Main House Approx. Gross Internal Area:- 219.10 sq.m. 2358 sq.ft.  
 Garage Approx. Gross Area:- 40.32 sq.m. 434 sq.ft.  
 Stable Approx. Gross Area:- 25.84 sq.m. 278 sq.ft.  
 Total Approx. Gross Area:- 285.26 sq.m. 3070 sq.ft.



Stable



First Floor



Garage



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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