



Primrose Corner, Station Road, Andoversford, GL54 4LA

£385,000



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Andoversford, GL54 4LA

Three bed Cotswold stone end-terrace in Andoversford village. Top floor master en suite, 2 reception rooms, garden, off-road parking. Ideal family home with charming village amenities nearby.

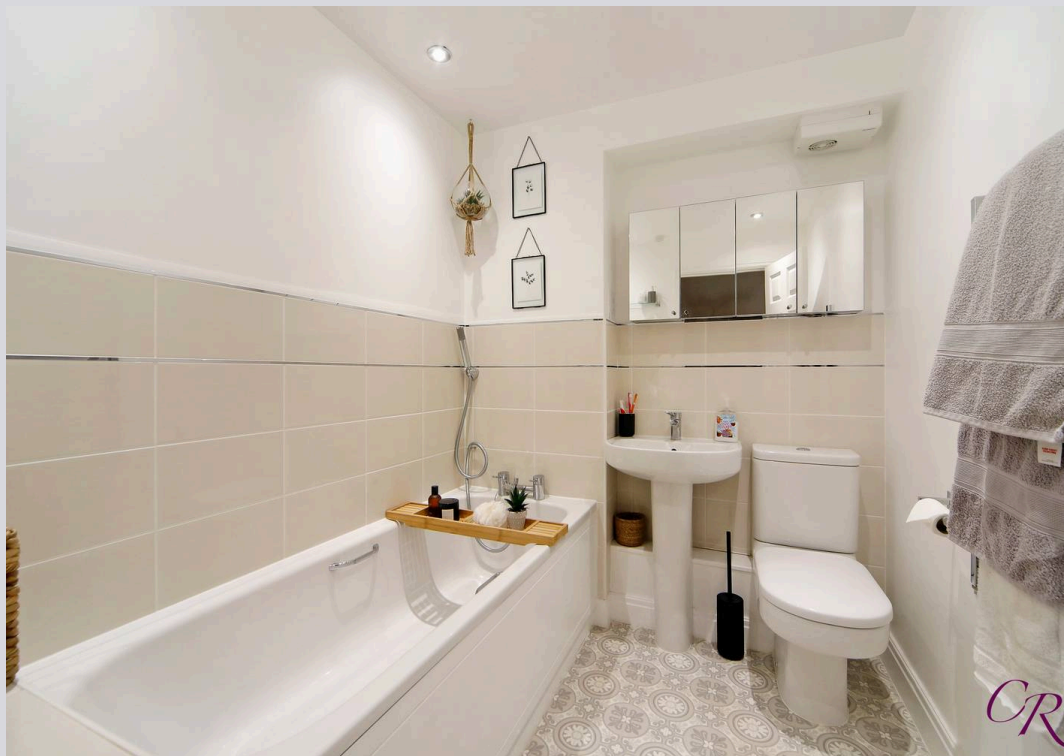
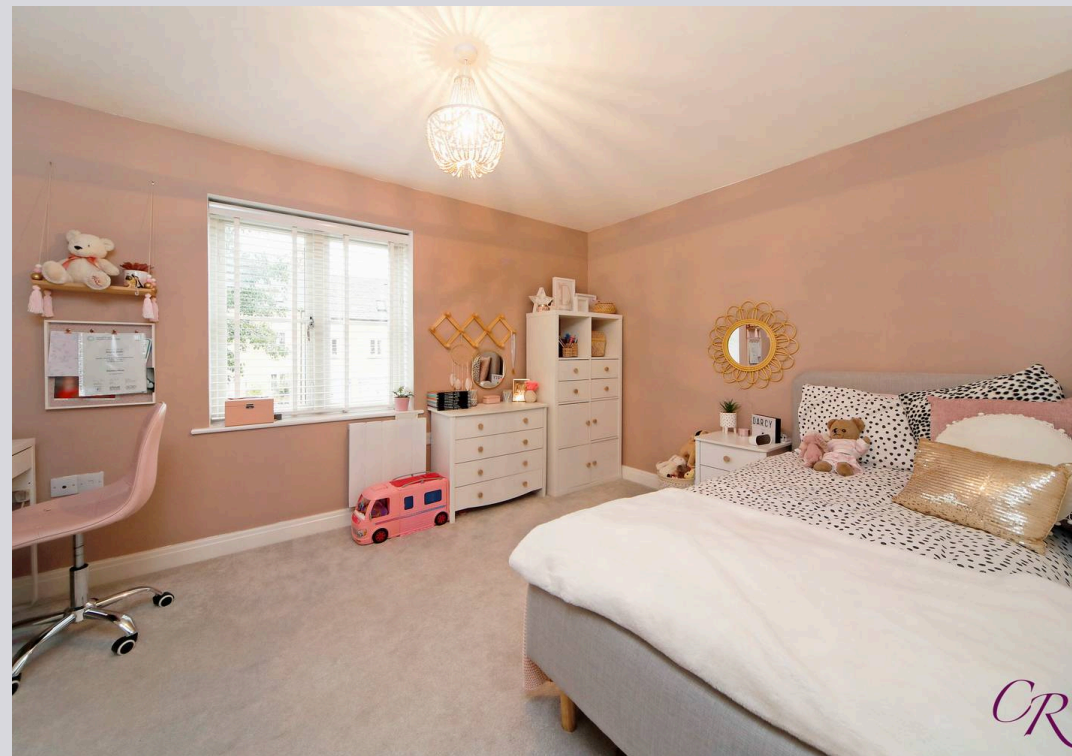
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Three Generous Bedrooms
- Master Bedroom With Ensuite Shower Room
- Immaculately Presented Throughout
- Popular Andoversford Location
- Enclosed Front And Rear Gardens
- Two Allocated Parking Spaces



An attractive three-storey Cotswold stone end-terrace property situated in the popular village of Andoversford. The accommodation comprises three bedrooms, including a top floor master with en suite—two reception rooms, family bathroom, cloakroom, garden, and off-road parking.

Entrance Hall: Accessed via the gated front garden, the hallway features a tiled floor, stairs rising to the first floor, and doors to both reception rooms and the downstairs cloakroom.

Cloakroom: Fitted with a tiled floor and a white suite comprising a low-level WC and a corner-mounted sink.

Kitchen / Dining Room: Situated at the front of the property, the kitchen/dining room is finished with a tiled floor, inset ceiling lights, and a range of wall and base units topped with a wood-effect work surface. Integrated appliances include a fridge/freezer, washing machine, dishwasher, double oven, and hob with extractor hood above. There is ample space for a dining table and chairs, and a built-in under-stairs storage cupboard enhances practicality.

Sitting Room: To the rear of the property, the sitting room is generously proportioned and benefits from neutral carpeting. French doors open directly onto the rear decking area, creating a seamless indoor-outdoor connection.

First Floor Landing: The landing area is carpeted in a neutral tone and offers access to two well-sized bedrooms and the family bathroom. There is also a built-in airing cupboard.

Bedroom Two: Overlooking the front, this bedroom includes neutral carpeting, built-in wardrobes, and a cupboard housing the boiler system.

Bedroom Three: Positioned at the rear, this double room features neutral carpeting and ample space for freestanding bedroom furniture.

Family Bathroom: The main bathroom includes tile-effect vinyl flooring, part-tiled walls, and a white suite consisting of a panelled bath with handheld shower attachment, low-level WC, and pedestal sink. Additional fittings include wall-mounted mirrored cabinets and a heated towel rail.

Second Floor – Master Suite

Bedroom One: The top floor houses the master bedroom, enjoying views over the rear garden. The room is fitted with neutral carpeting, a range of mirrored built-in wardrobes, an additional storage cupboard, and loft access. Note: Some restricted head height.

En Suite: Accessed from the bedroom, the en suite includes wood-effect flooring, tiled walls, and a skylight window. The suite comprises a double walk-in shower with rain head and handheld attachments, low-level WC, and a sink with built-in cupboard. Note: Some restricted head height.

Exterior and Parking: To the front is a gated garden mainly laid to lawn with a path to the front door and side gate. The rear garden is also lawned with wooden decking areas, ideal for alfresco dining. Additional features include outdoor lighting, power, and a wooden gate providing access to the allocated off-road parking spaces behind the property.

Additional Information: Double glazing is fitted throughout. The property also benefits from solar panels used for the hot water system.

Tenure: Freehold

Council Tax Band: C

Estate Charge: Approximately £140 Per Annum

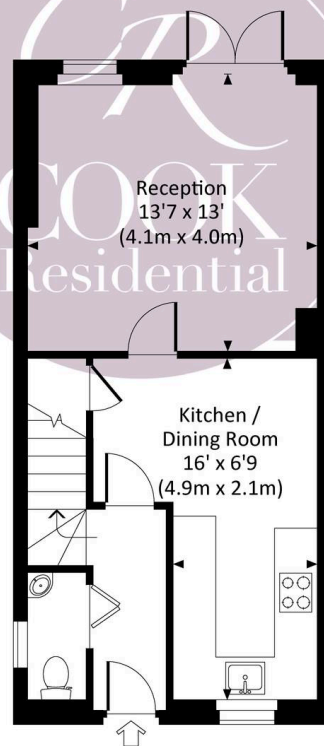
Local Area: Andoversford is a charming Cotswold village located just under 6 miles from Cheltenham's Regency town centre. With convenient road links to Oxford and London, the village enjoys a tranquil countryside setting while remaining highly accessible. Amenities include a post office, traditional pub, and local schools including the award-winning Cotswold Secondary School.



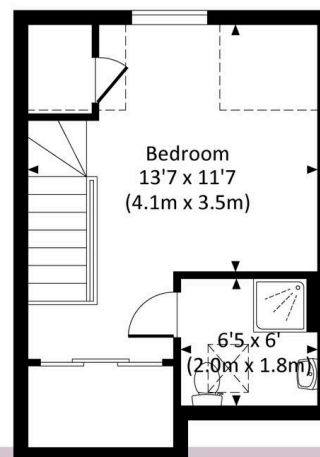
STATION ROAD, ANDOVERSFORD

Approx. gross internal area 996 Sq Ft. / 92.5 Sq M.

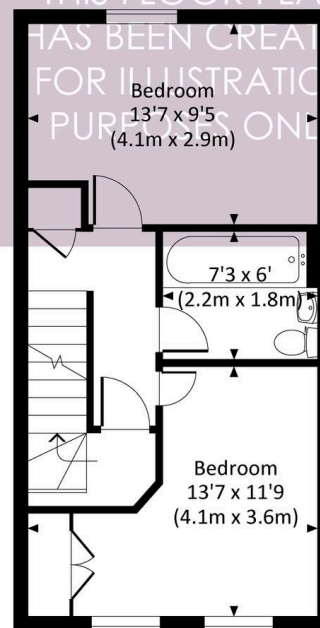
Approx. gross internal area 1033 Sq Ft. / 96.0 Sq M. Inc. Restricted Height



GROUND FLOOR



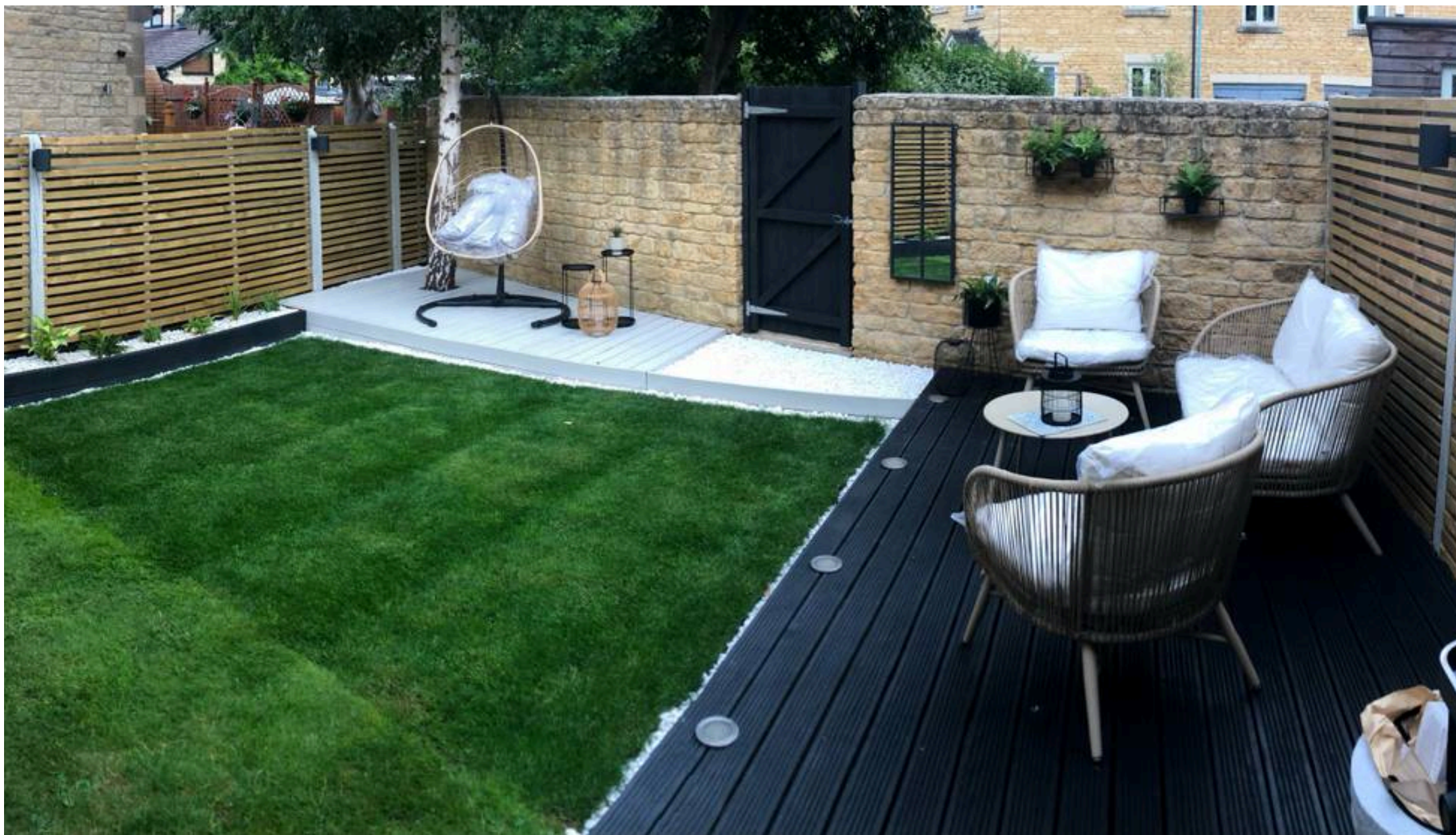
SECOND FLOOR



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.





Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.