



 **3 Witcombe Court, Little Witcombe – GL3 4UA**

Gloucester

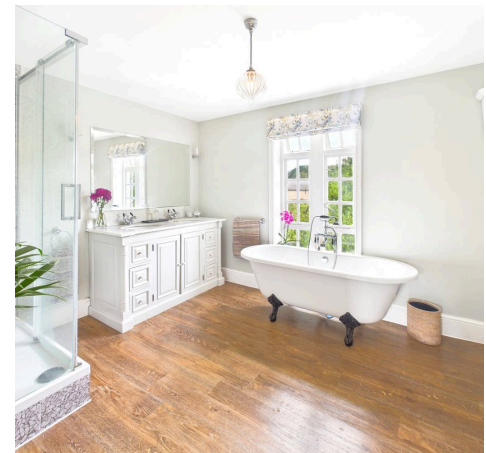
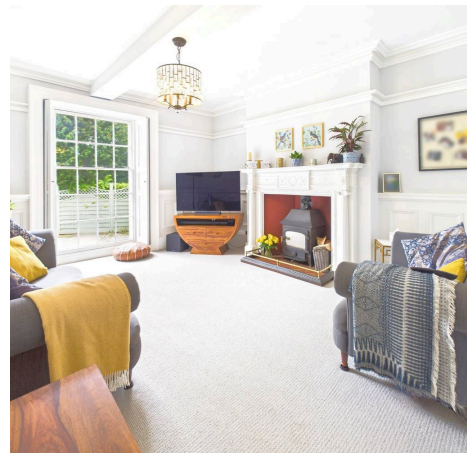
Guide Price **£575,000**

3 Witcombe Court

Little Witcombe, Gloucester

Introducing an impressive, period property forming part of a distinguished Grade II listed Georgian Manor House, beautifully positioned within an Area of Outstanding Natural Beauty. The ground floor features a spacious reception room, boasting ceiling to floor Georgian windows and a striking feature fireplace with wood-burning stove creating a stunning focal point within the room. The ash-wood kitchen blends modern convenience with country charm, featuring solid oak worktops and premium appliances. The first floor offers a master double bedroom, complete with fitted wardrobes and stunning views through a traditional sash window. The generously sized family bathroom is beautifully styled, featuring a freestanding roll-top bath and a his and hers marble-topped vanity unit. The top floor offers two generously sized double bedrooms, with potential to convert the existing storage area into an additional bathroom, subject to the necessary consents. To the rear, the property boasts a generous and private walled garden, featuring a selection of mature fruit trees. Two garden sheds and a paved patio area provide practical storage and an ideal space for outdoor entertaining. There is off-street parking for two vehicles and a single garage located en bloc within a nearby side courtyard. The local area offers excellent educational opportunities across both the state and independent sectors. Highly regarded grammar schools can be found in Cheltenham, Cheltenham and Stroud. Birdlip Primary School is located nearby. The A417 and A46 give easy access to all of the surrounding centres in addition to both the M4 and M5 motorways.

- Grade II Listed
- Georgian Manor House
- Three Double Bedrooms



Communal Entrance Hall

Lounge

15' 7" x 13' 4" (4.75m x 4.06m)

Hall

Kitchen

13' 5" x 9' 7" (4.09m x 2.92m)

First Floor Landing

Bedroom 1

16' 1" x 11' 6" (4.90m x 3.51m)

Family Bathroom

13' 3" x 10' 1" (4.04m x 3.07m)

Second Floor Landing

Bedroom 2

16' 0" x 11' 6" (4.88m x 3.51m)

Bedroom 3

15' 10" x 11' 8" (4.83m x 3.56m)

Garage

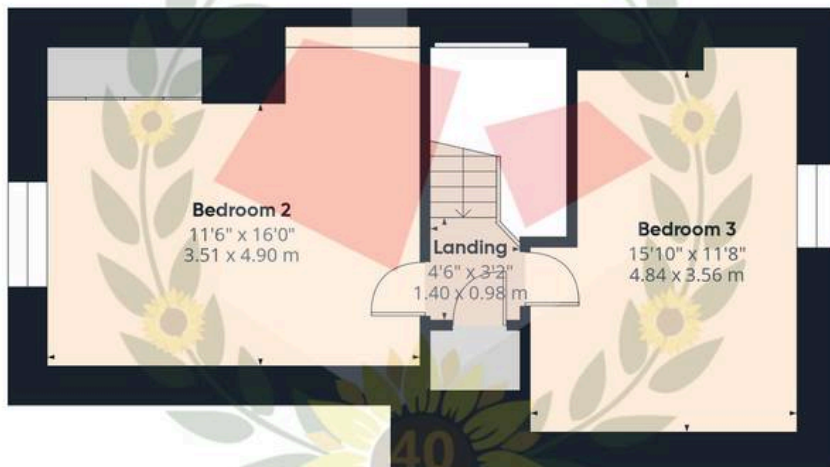




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1377 ft²

127.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.