



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

Gloucester

Guide Price **£560,000**

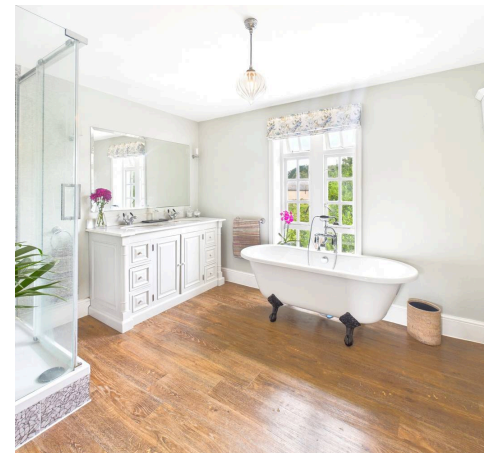
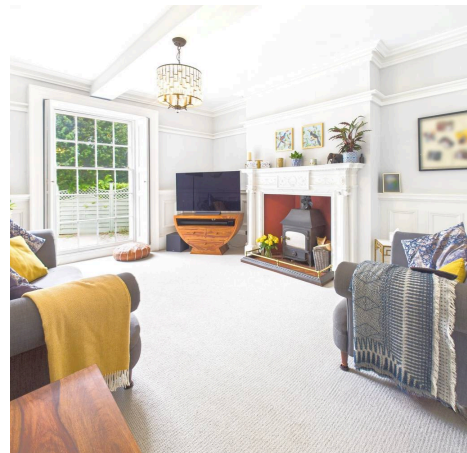


# 3 Witcombe Court

## 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.

- Energy Rating TBC





## 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<sup>(1)</sup>

1377 ft<sup>2</sup>

127.8 m<sup>2</sup>

(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





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