



OLD SCHOOL COTTAGE

Church Lane | The Leigh | Gloucestershire | GL19 4AF

HUGHES **HS** SEALEY Incorporating



Welcome to...

OLD SCHOOL COTTAGE

Welcome to Old School Cottage, a two-bedroom property located within a desirable Gloucestershire village betwixt of Cheltenham, Gloucester and Tewkesbury, benefiting from a mature, enclosed and private rear garden, off road parking, detached garage and neighbouring Gloucestershire countryside.

Stepping into the property, there is a central entrance hall which leads to the downstairs cloakroom and the two remaining rooms on the ground floor which include the living room, which benefits from plenty of natural light due in part to the two large windows the room features. Furthermore, a log burning fire is inset to the exposed red brick chimney breast which provides the room with a central focal point.

The ground floor is completed by the modern kitchen/dining room which enjoys plenty of fitted cupboards and space for freestanding appliances. Sliding doors at the head of the room give access to the property's rear garden.

Moving upstairs, there is a large landing space which in turn leads to the two bedrooms and modern family bathroom. The main bedroom benefits from fitted wardrobes and enjoys views over the garden.

The bathroom has recently been renovated and is modern and contemporary.

Completing the property is the mezzanine level, which is accessed by a small staircase on the landing, a trap door operated on a pulley system allows the floor to be closed off, should one wish to do so.

Outside, the property enjoys a mature, enclosed and

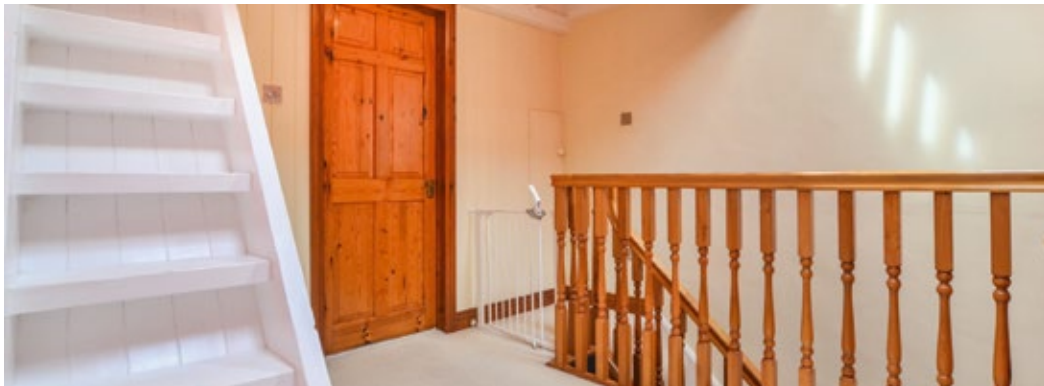
relatively private rear garden, featuring lawns, a paved terrace and plenty of shrubs and trees. At the head of the garden is a detached garage, benefiting from light and power and driveway parking.

- Two-bedroom cottage located within a desirable village setting
- Mature, enclosed rear garden offering lawns and paved seating area
- Modern kitchen/dining room with French doors to rear garden
- Living room with log burning fire inset to exposed brick chimney breast
- Downstairs completed by entrance hall and cloakroom
- Main bedroom with fitted wardrobes, enjoying views across the garden
- Second bedroom, large open landing and mezzanine level
- Modern, fitted family bathroom
- Driveway parking and detached garage offering light and power
- Internal viewings recommended

DIRECTIONS

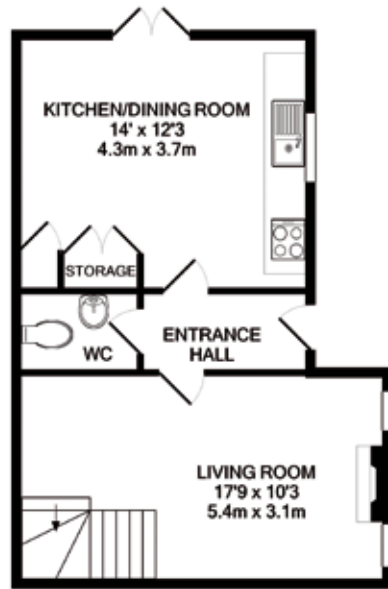
Please enter the following postcode into your sat nav system: GL19 4AF.

Once in Church Lane, please drive towards the end of the lane, where the property can be located on your left.

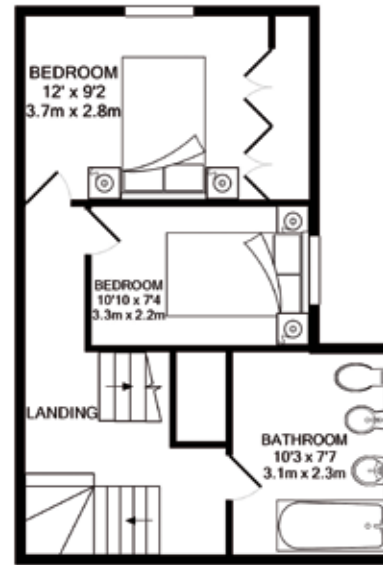




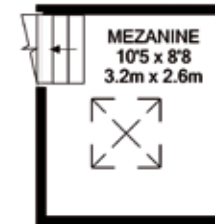
GARAGE
19' x 13'2
5.8m x 4.0m



GROUND FLOOR
APPROX. FLOOR
AREA 656 SQ.FT.
(60.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



MEZZANINE
APPROX. FLOOR
AREA 90 SQ.FT.
(8.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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