



KE[™]
KINGSLEY
EVANS

WOODBINE COTTAGE

Buscombe Lane, Woodmancote, Cheltenham, GL52 9QL

WOODBINE COTTAGE

BUSCOMBE LANE, WOODMANGOTE,
CHELTENHAM, GL52 9QL

A charming cottage with the addition of a large garage and self-contained studio in a lovely position on a sought-after lane close to Cleeve Hill

- Peaceful Countryside Location
- Dining/Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Garden
- Off Road Parking
- Garage
- Studio with Kitchenette and Shower Room

DESCRIPTION

Woodbine Cottage is a charming property with the addition of a double garage with a self-contained studio. Undeniably the appeal of such a home is the character feel throughout and its idyllic position within a countryside setting.

Internally the property has an open, yet charming feel enhanced by its cottage interiors and layout. Entrance is through a canopied door leading to a spacious sitting/dining room with an Inglenook fireplace with double doors opening to a kitchen. A staircase leads from the sitting room to the two double bedrooms and a shower room on the first floor.

The garage is situated across the road from Woodbine Cottage. A large garage ideal for a car and storage space. There is a shower room on this level. A staircase rises to an open plan studio, with a kitchenette and patio. This makes an ideal home office, guest accommodation or teenage hideout.



In all a very special cottage which really encapsulates this stunning area with easy access to idyllic countryside walks. Due to its position and the unique layout it would make an ideal second home or lock up and leave in addition to a main residence.

OUTSIDE

Woodbine Cottage occupies a peaceful position at a midway point on Bushcombe Lane. The garden is set to the front, an ideal spot for taking in the vista. There is driveway offering off road parking and access to the garage and studio directly opposite the cottage.

SITUATION

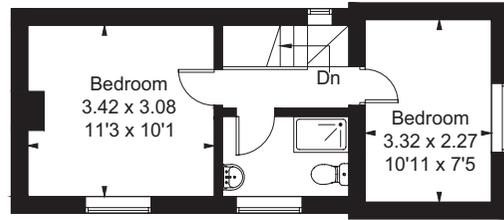
Much of the charm of Woodbine Cottage is due to its setting, set on the higher slopes of Buschombe Lane, a semi-rural position offering easy access to Cleeve Hill, An Area of Outstanding Natural Beauty, well known for its beautiful walking and riding countryside. Within a short stroll is the village of Woodmancote, a popular community with an excellent local school, a pub, village hall and shop. It's sister village, Bishops Cleeve, offers a more comprehensive range of amenities including a doctor's surgery, supermarkets and some coffee shops and delis. The Regency spa town of Cheltenham is within five miles, a centre for education it offers a wide range of schools including Cheltenham Ladies' College, Cheltenham College and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. There is easy access to the M5 and the M4 via the A417/419, with a train service to London Paddington from Cheltenham Spa station.



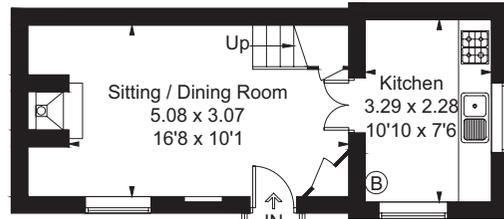
FLOORPLANS

Approximate Area = 54.3 sq m / 584 sq ft
Including Limited Use Area (1.0 sq m / 10 sq ft)

Garage and Annexe Area = 52 sq m / 560 sq ft
Including Limited Use Area (5.0 sq m / 54 sq ft)

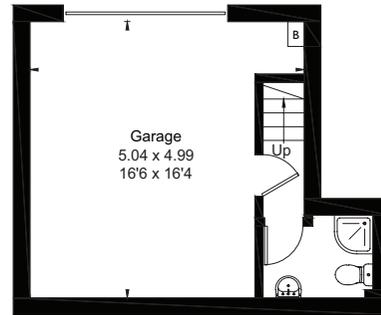


First Floor



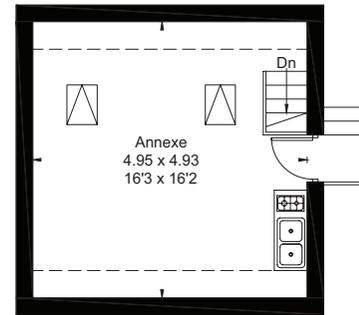
Ground Floor

[---] = Reduced head height below 1.5m

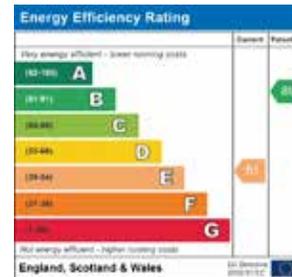


Ground Floor

(Not Shown In Actual Location / Orientation)



First Floor



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on 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 representations 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 Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.