



CEDARWOOD HOUSE

Birdlip, Gloucester, GL4 8JH

KE<sup>tm</sup>  
KINGSLEY  
EVANS

# CEDARWOOD HOUSE

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## DESCRIPTION

Forming part of an attractive Cotswold street scene and at the front of a smart, select development, Cedarwood House is a charming semi-detached home. Built by reputable Banner Homes with modern family living in mind, the estate has been extremely popular with both families and professionals alike. The appeal of such a home is the modern finish, designed for comfortable living and one that is easy to maintain.

Entrance is gained through a reception hall with a well-appointed kitchen/breakfast room enjoying a front aspect and the sitting room, with doors opening to the terrace and overlooking the garden. There is a cloakroom on this floor, as well as a downstairs WC and ample storage under the stairs.

The staircase rises to the three bedrooms on the first floor, a master bedroom with an en-suite bathroom is towards the front, with two further bedrooms overlooking the rear garden and a family bathroom.

In all, a lovely stone home presented in immaculate order, it is an ideal first home, bolt hole or rental property.

## OUTSIDE

Forming part of a pretty scene opposite open land and in the heart of the village, Cedarwood House has rear access to the garden with a gate leading to the two private garages and parking. The garden is a lovely space, which is

easy to maintain and flanked by a patio terrace accessed from the sitting room.

## SITUATION

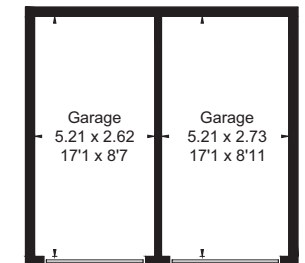
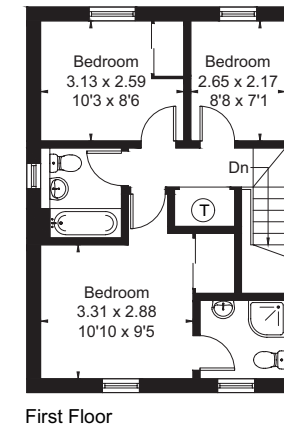
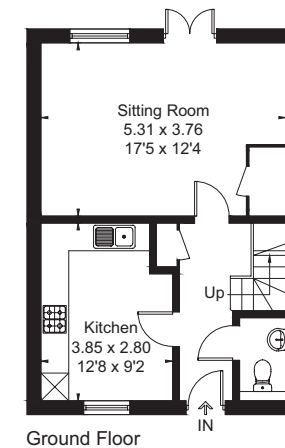
Birdlip is a lovely Cotswold village a mere 6 miles to the South of Cheltenham. Set in an elevated position within An Area of Outstanding Natural Beauty, this charming village is surrounded by some breathtaking landscape. It is well known for its walking and riding countryside, some of the best in the area with the Cotswold Way trail running alongside it. The village has a primary school, rated 'Outstanding', with a playgroup and after-school club, village hall, cricket club and church in addition to the Royal George Hotel and a craft brewery. Whilst distinctively semi-rural, the charm of Birdlip is its close proximity to larger towns, which offer excellent restaurant, recreational and sporting facilities.

Birdlip is suitably located approximately 6 miles from Cheltenham, 8 miles from both Stroud and Gloucester and 10 miles from Cirencester. The A417 provides direct access to Gloucester and Cirencester in addition to both the M4 and M5 Motorways.



Approximate Area = 82.3 sq m / 886 sq ft  
Garage = 28.6 sq m / 308 sq ft  
Total = 110.9 sq m / 1194 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)

AWAITING EPC



(Not Shown In Actual Location / Orientation)