

Presenting: Two Hedges Road, Bishops Cleeve, GL52 8DS



A stunning extended four bedroom home

ADAM HALLIWELL

POWERED BY
exp™ UK



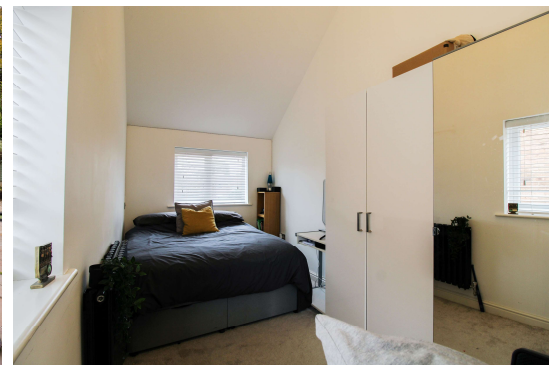
About this property...

At Adam Halliwell, Powered by eXp I am pleased to present this superb, extended, four bedroom Bishops Cleeve home in such a handy location both for the village and local schools. A 1 minute walk to Grangefield Primary School, 7 minute walk to Cleeve Secondary School or an 8 minute walk to the village shops and Tesco's. If location isn't enough, check out the size of this property both internally and externally. The entrance is into a hallway that runs to the back rooms of the property. To the left is a good sized 17'10 x 11'4 lounge. To the right, in the extension, is the ground floor cloakroom and dining room. The separate dining room is a useful space for family eating, but also can double up as an office or playroom. This room opens out onto the garden via double doors. The main centre piece of the ground floor is the wonderful open plan kitchen. This room is really the hub of this home with lots of storage including useful larder cupboard, fitted appliances and a dresser style feature unit built in. In the middle is the island with Belfast sink. This room benefits from underfloor heating and can be opened up to the garden with bi fold doors spanning the width of the room.

Upstairs the original three bedrooms exist, with two doubles and a single, with the added bedroom and en-suite rounding it off. The fourth bedroom is the only single up here, currently being used as an office full time, a perfect use in this new working from home world if required. The main family bathroom has been refitted as a shower room, more practical in a modern home and there is the bath with shower over in the en-suite off the master. The upstairs accommodation is very well balanced to suit a family.

Outside to the front there is parking for multiple vehicles, and space to turn with mostly paving, with a small area of gravel. Four cars will fit on here without issue and with double gates to a further area to park leading to the garage. The rear garden is a large 51' x 40' in size and has a patio area from the rear of the house and then is mostly laid to lawn.

This home is so well balanced, located and sized, it is a real one off. The large plot allows for all this space and accommodation. To that end the current owners had considered making it even larger and as such recently obtained planning permission (Tewkesbury Borough Council ref: 21/00508/FUL) for a further front and side extension which has been approved and expires 28th April 2026. See agent for details and plans for this and indeed any further questions you wish to ask.

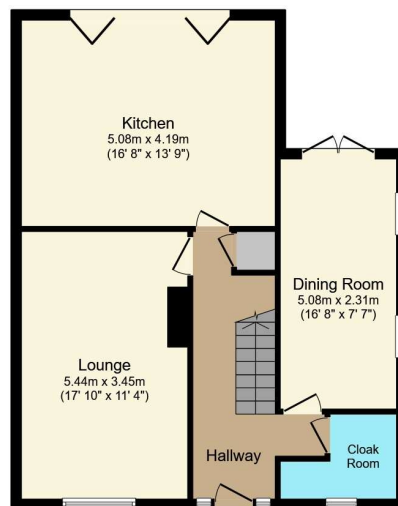


t: 01242 906 586 | m: 07861 238913

ADAM HALLIWELL POWERED BY exp UK

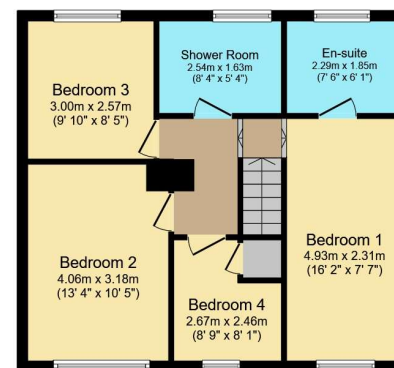
Property Features...

- Four Bedrooms
- 51' x 40' rear garden
- Further planning permission to extend granted
- Cloakroom
- Kitchen with island and bi-fold doors
- Close to the village and schools
- Driveway for multiple cars



Ground Floor

Floor area 67.2 sq.m. (723 sq.ft.) approx



First Floor

Floor area 52.6 sq.m. (566 sq.ft.) approx

Total floor area 119.8 sq.m. (1,289 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

About this location...

Two Hedges Road is an excellent spot to enjoy all of the facilities Bishops Cleeve has to offer. To start, it's on the Cheltenham side of the village making access to Cheltenham, the Racecourse and the M5 junction at the A40 as close as can be in the village. Its bang in the centre of all the schools with Grangefield less than a minute walk, Bishops Cleeve Primary and Secondary schools all less than 10 minutes walk. Then there is the same into the village, with its supermarkets, bar, pubs, restaurants, cafes and excellent local shops on offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ADAM HALLIWELL POWERED BY **exp** TM UK

A personal Estate Agency service, tailored to you.

t: 01242 906 586 | m: 07861 238913
e: adam.halliwell@exp.uk.com | w: www.adamhalliwell.exp.uk.com