



**March House, The Reddings, Cheltenham**  
**£695,000**

C.2300 Sq Ft Of Living Space | Freehold **SOLD**

MARCH HOUSE - Welcomed by electric powered wrought iron gates: MILES BYRON are delighted to offer For Sale this very well presented and deceptively spacious, detached family home which measures approximately 2300 square feet. An individual build that was originally built around the early to mid 1980's. The wonderful property is positioned along a very desirable road (The Reddings) which can be found located on the fringes of Cheltenham Town. This property offers superb access to major road links such as Junction 11 of the M5 Motorway, Cheltenham Town and its wonderful amenities it has to offer, Cheltenham Racecourse, The Cotswolds, a choice of supermarkets as well as reputable comprehensive and grammar schools. The main benefits include: four spacious double bedrooms with an en-suite bathroom and walk-through dressing room and there is level access from the landing to two large under eaves storage areas. To the ground floor there are three generous in size reception rooms plus a large garden room/conservatory which overlooks the well tended rear garden and beautiful rear aspect views. The kitchen/breakfast room is a very attractive as it provides a light, airy and very sociable feel. In our opinion this property provides the perfect living space for a large family. In addition there is a block paved driveway which provides off street parking for several vehicles and a single integral garage.

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

**ACCOMMODATION COMPRISING:**  
Front door with glazed panel leading into:

**Entrance porch**  
Glazed double doors leading through to the hall. Solid wood and durable flooring which continues throughout the hall.

**Entrance hall**  
radiator, stairs rising to the first floor via galleried staircase which in turn leads to a light & airy half landing with large eaves storage areas. Doors leading through to a variety of different rooms. In addition there is an under stair storage cupboard and also a very practical cloakroom cupboard. A perfect space to hang and hide from view, coats and shoes.

**Study**  
Window to the front aspect, radiator.

**Bathroom**  
Obscure glazed window to the front aspect, heated chrome towel radiator. A four-piece bathroom suite comprising: low level W.C., pedestal wash hand basin, panelled bath and separate shower cubicle, wood effect vinyl flooring and tiled walls

**Family room**  
Window to front aspect, radiator, gas fire with limestone surround, glazed door leading to property side access which in turn leads to the rear garden and the driveway.

**Dining room**  
Window to side aspect, Two radiators, double glazed French style double doors leading to the rear garden, open access through to the kitchen.

**Kitchen/breakfast room**  
Windows to the rear aspect overlooking the rear garden and distant views, radiator. A modern, ivory, high gloss kitchen which can be found with a wide range of eye level and base mounted units, solid wood work surfaces, inset stainless steel one and a half bowl, sink and drainer unit with a swan head mixer tap over, a large matching preparation/breakfast island, ceiling spot lighting, natural, sealed travertine tiled flooring, built-in electric oven with four ring gas hob and chimney hood extractor over and coloured glass splash back behind, integrated fridge and freezer and dishwasher.

**Utility room**  
Matching kitchen eye level and base mounted units, space for electrical appliances, sold wood flooring, double glazed door and window leading to the side aspect, stainless steel sink and drainer unit with tiled splash backs behind. Personal door leading into the garage.

**Living room**  
A large living space, small window to the side aspect, radiators, open access leading through to the garden room/conservatory.

**Garden room/Conservatory**  
Timber and glazed construction with insulated roof and double doors leading to the rear garden.

**FIRST FLOOR:**  
**Landing**  
Half landing: Access to two large eaves storage areas, a large sky light window to the side aspect, stairs rising to main landing.

First Floor Landing: Radiator, Doors leading to all bedrooms and family bathroom. Access via hatch with integral ladder to part-boarded loft providing a further large storage area.

**Bedroom 1**

Window to the rear aspect, radiator, open access through to the dressing room which in turn leading into the en-suite bathroom.

**Dressing room**

Small obscure glazed window to the side aspect. A range of built-in wardrobes. Therefore providing further storage. Door leading into the en-suite bathroom.

**En-suite bathroom**

Obscure glazed window to the rear aspect, a large chrome heated towel radiator, vinyl flooring, a three piece suite comprising: low level W.C. vanity wash hand basin and a large jacuzzi style bath.

**Bedroom 2**

Window to the rear aspect, radiator.

**Bedroom 3**

Window to the front aspect, radiator.

**Bedroom 4**

Window to the front aspect, radiator.

**Bathroom**

A spacious bathroom boasting a four-piece white suite which comprises: low level W.C., pedestal wash hand basin and corner shower cubicle, a panelled bath, a chrome heated towel radiator and vinyl flooring.

**EXTERNALLY:**

**Rear Garden**

A well tended rear garden which can be found mainly laid to lawn with a small block paved area, enclosed by timber fencing and shrub and plant borders. Low level fencing at the rear ensuring enjoyment of the delightful open and far reaching views.

**Front Garden**

Lawn and flower borders adjacent to the block paved driveway.

**Garage**

Personal door from the utility room into the garage. One of two electric consumer units, wall mounted condenser 'Worcester Bosch' central heating boiler, an electric powered roller door, power and lighting can also be found.

**Driveway**

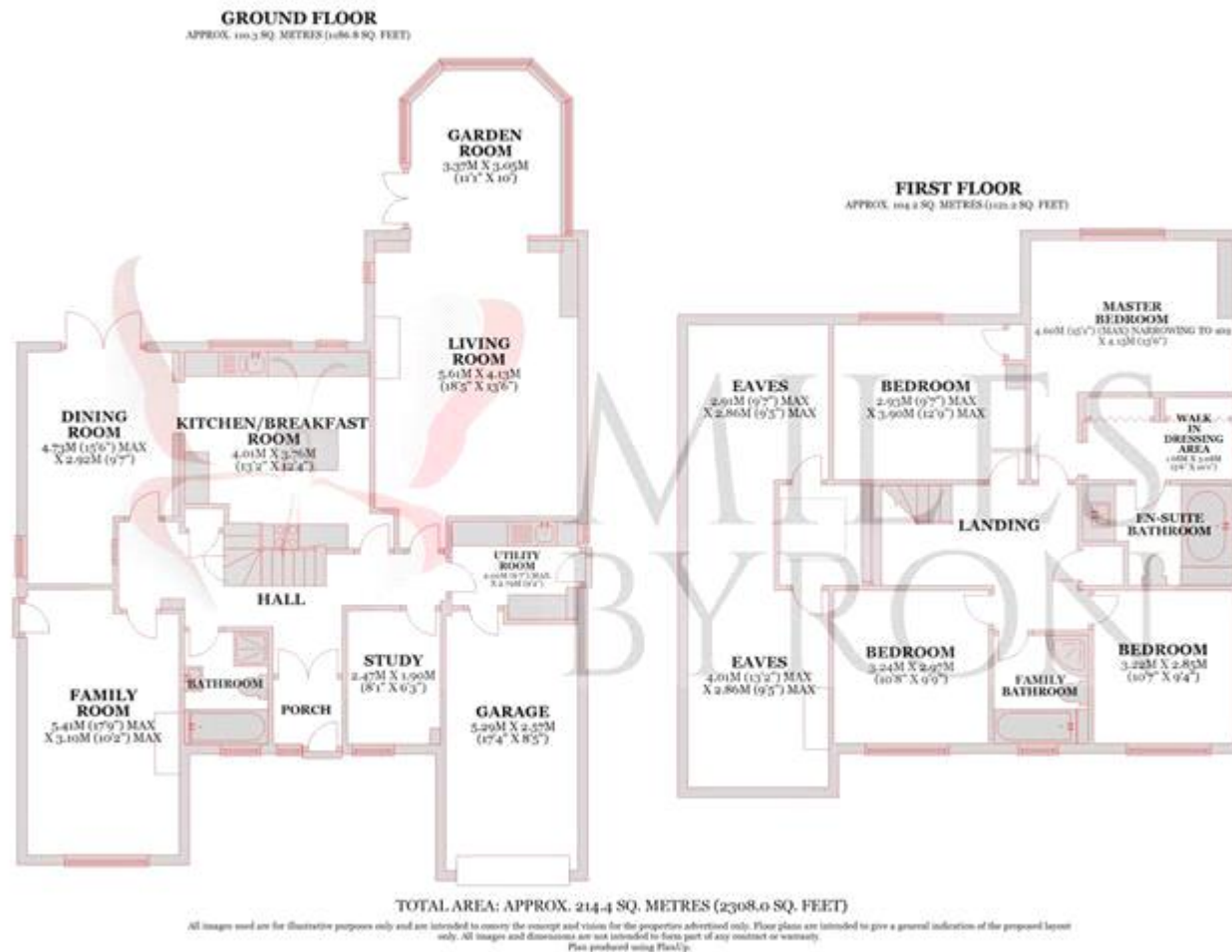
Block paved area providing off street parking for several vehicles.





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)