



MOORE ALLEN
& INNOCENT

2 GRAVENEY ROAD
NORTHLEACH
CHELTENHAM
GL54 3RN

Well-presented detached three-bedroom home with extended open-plan kitchen/dining room, study, garage and driveway parking, situated on an established residential development. Landscaped low-maintenance rear garden with corner seating pagoda and westerly aspect, offered to the market with **no onward chain**.

- Detached Family Home
- No Onward Chain
- Three Bedrooms
- Two Bathrooms
- Eat in Kitchen Diner
- Single Garage

GUIDE PRICE

£450,000
FREEHOLD



THE PROPERTY

Located within a mature residential development on the western edge of this historic market town, this well-presented detached three-bedroom home offers modernised accommodation together with landscaped gardens, garage and parking. The property is offered to the market with no onward chain.

Built by Persimmon Homes in the late 1980s, the property forms part of an established residential setting and is constructed of reconstituted stone elevations set beneath a pitched tiled roof. The current owners have thoughtfully updated the property throughout, including the addition of a rear extension which now creates an impressive open-plan kitchen and dining space.

The accommodation is entered via a welcoming entrance hall with staircase rising to the first floor. The sitting room is a bright and comfortable reception room with leads to rear kitchen diner, providing an ideal space for relaxing or entertaining.

To the rear of the house lies the standout open-plan kitchen/dining room, a generous and sociable space well suited to modern living. The kitchen is fitted with a range of base units with integrated oven and hob, with ample space for dining and doors opening out to the rear garden. A separate study provides an

excellent work-from-home space or additional reception room. The ground floor further benefits from a practical shower/utility room.

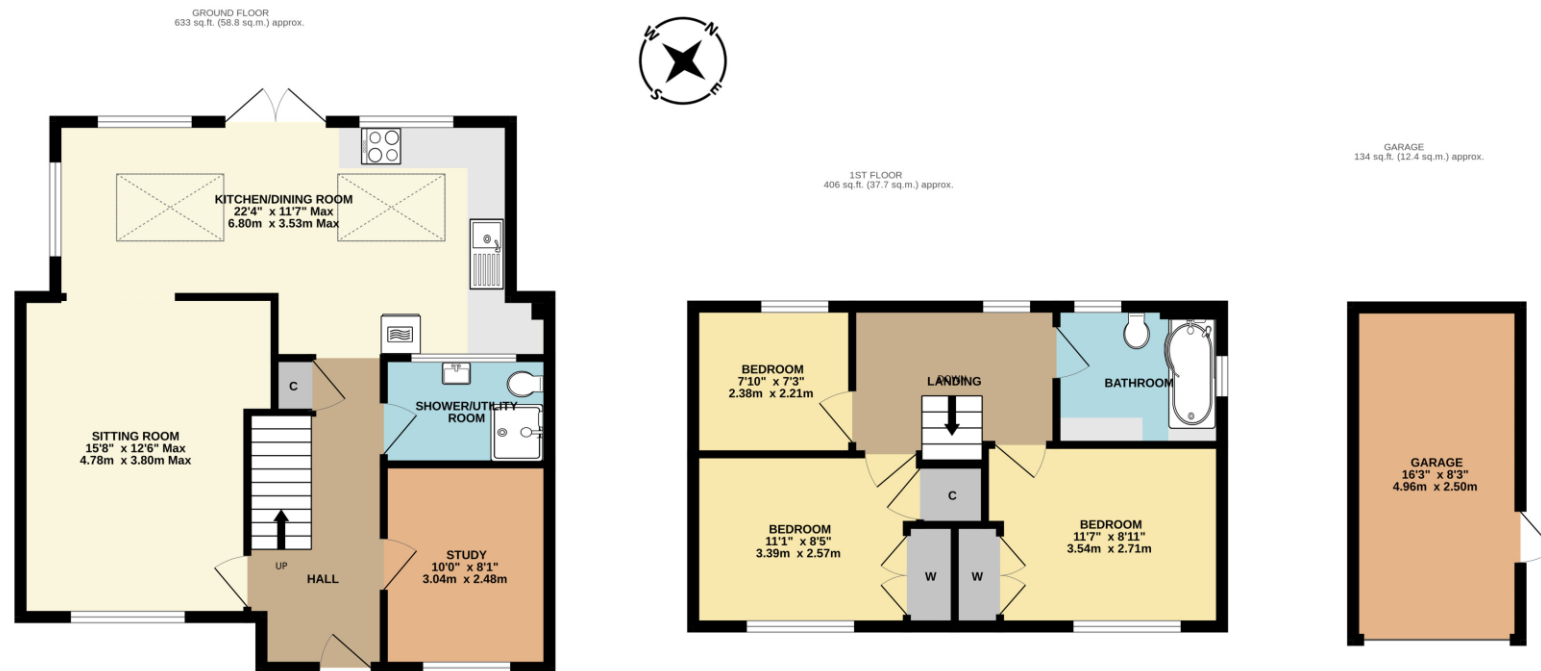
Upstairs, a central landing leads to three bedrooms, two of which benefit from built-in storage. These are served by a well-appointed family bathroom fitted with a modern white suite.

Outside, the property enjoys attractive gardens to both the front and rear. The front garden is open plan and mainly laid to lawn with established borders, together with pedestrian access to the side.

The rear garden has been thoughtfully landscaped for low-maintenance living, providing a private and enclosed outdoor space ideal for relaxing and entertaining. The garden incorporates paved areas, decorative planting and a feature corner seating pagoda, creating a sheltered spot to enjoy the westerly aspect.

A detached single garage is located to the side of the property, with tandem driveway parking to the front. Gated to access to the drive from the rear garden and side door access to the garage.

Overall, this is a well-balanced home in a popular residential setting, offering practical accommodation and a beautifully arranged garden within easy reach of the town's amenities.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GENERAL INFORMATION

EPC band 'D' (56)

The property has been placed in band 'D' for Council tax purposes, charges 2025/26 £2,282.77

Local authority Cotswold District Council

Broadband & Mobile: Signal checker via www.ofcom.org.uk

SERVICES:

We understand that the property is connected to Mains Electricity, Water and Drainage. Electric zonal central heating and hot water.



33 Castle Street, Cirencester, Gloucestershire, GL7 1QD

01285 648100 cirencester@mooreallen.co.uk

