



**ADAM  
HALLIWELL**

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Knapps Crescent, Woodmancote, Cheltenham, GL52  
£500,000

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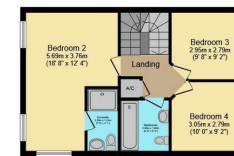


- Four generous bedrooms
- Refitted kitchen/breakfast room with island
- Master suite with dressing room
- Living room with fireplace
- Option to change to five bedrooms
- Three modern bathrooms
- Single garage and parking room
- West-facing garden room
- Sought after rural location
- Downstairs cloakroom





**Ground Floor**  
Floor area 51.2 m<sup>2</sup> (551 sq.ft.)



**First Floor**  
Floor area 50.1 m<sup>2</sup> (539 sq.ft.)



**Second Floor**  
Floor area 50.1 m<sup>2</sup> (539 sq.ft.)



**Garage**  
Floor area 12.9 m<sup>2</sup> (139 sq.ft.)

**TOTAL: 164.3 m<sup>2</sup> (1,769 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

This immaculate semi-detached house, located in a sought-after rural area at the foot of Cleeve Hill, offers a stylish, modern family living environment with up to five potential bedrooms, including a stunning master suite, three bathrooms, a welcoming living room, an open-plan kitchen, and a west-facing garden, along with parking and a garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.