



# Five Points

Toddington, Gloucestershire

# TO LET

## A well-proportioned family house with surrounding countryside views

### Accommodation

Sitting Room • Kitchen/Breakfast Room • Dining Room

Office • Utility • Cloakroom

Four Double Bedrooms • En-suite Shower Room • Family Bathroom

Enclosed Garden • Driveway Parking

### Description

Five Points is a charming family house with far reaching views to the front and rear. The house itself offers well proportioned family accommodation laid out over 2 floors, whilst also benefitting from a good sized garden to the side and rear of the property.

Situated on the edge of Toddington, the property is set back from the road, situated off a private drive, whilst also being surrounded by Gloucestershire countryside.

### Situation & Amenities

**Winchcombe 3 miles • Broadway 6 miles • Tewkesbury 9 miles**

**Stow-on-the-Wold 11 miles • Cheltenham 14 miles**

(all distances approximate)

Five Points sits approximately ½ a mile from the village of Toddington, which is split into two parts, the “Old Town” situated near St Andrews Church and the “New Town” at the crossing of the B4077 and B4632 roads.

The village benefits from the Pheasant public house, a local shop, church, garden centre and nursery school. Further shopping and social facilities can be found in Broadway and Winchcombe, with more extensive shopping and leisure amenities available in Cheltenham and Gloucester.

There are some excellent schools in the area including Isbourne Valley Primary in Didbrook and Gretton Primary school both rated 'good' by Ofsted, and Winchcombe Abbey C of E Primary classed as 'outstanding'. Winchcombe secondary school is also rated as 'good' by Ofsted. In addition there are a number of excellent grammar and independent schools in Cheltenham.



## Fixtures and Fittings

Available to let **Unfurnished**. **Appliances:** Rangemaster cooker and integral dishwasher. Space for American style fridge/freezer, washing machine and tumble dryer.

*(Please note items shown in marketing material or during a viewing may be subject to change prior to a tenancy).*

## Services

Mains water and electricity. Septic tank. Oil fired central heating. Telephone and broadband availability subject to individual packages and transfer regulations.

## Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

## Directions GL54 5DG

From Stow-on-the-Wold, take the B4077 signed to Tewkesbury. After approximately 11½ miles, at the roundabout, take the 2<sup>nd</sup> exit, continuing on the B4077 towards Tewkesbury. Continue for approximately ½ a mile and the property will then be found on the right hand side.

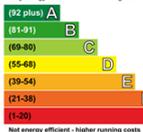
## Viewings

Strictly by appointment - Telephone 01993 822325.



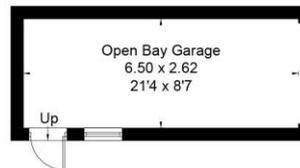
### Energy Efficiency Rating

Very energy efficient - lower running costs

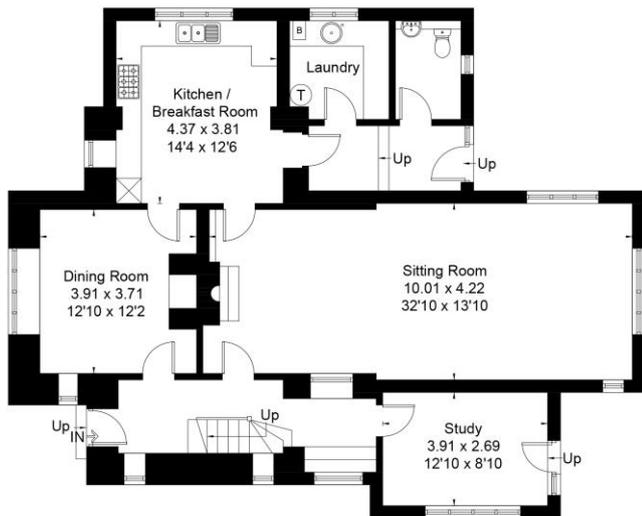


Approximate Area = 201.2 sq m / 2166 sq ft  
 (Excluding Open Bay Garage)  
 Including Limited Use Area (0.6 sq m / 6 sq ft)

= Reduced head height below 1.5m



Garage  
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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