

£375,000
Crickley Fields
Brockworth, GL3 4PZ

PROPERTY SUMMARY

The Cowley is a thoughtfully designed three-bedroom home, perfectly balancing contemporary style with practical living. Set within the idyllic Crickley Fields development, this home offers scenic countryside views, excellent schools, and superb local amenities.

The open-plan kitchen and dining area create a warm and inviting atmosphere, with a beautifully designed fitted kitchen featuring soft-close units, high-quality worktops, and integrated appliances, including a built-in oven, induction hob, and extractor hood. The separate lounge is a bright and airy space, with French doors opening onto the private rear garden, ideal for summer entertaining.

Upstairs, the master bedroom enjoys an elegant en-suite with a premium rainfall shower, while two additional bedrooms share a well-appointed family bathroom with designer tiling and modern sanitaryware.

3



2



1



BROCKWORTH

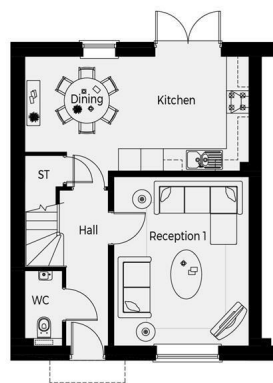
JUST 4 MILES FROM GLOUCESTER AND 6 MILES FROM CHELTENHAM, THE PARISH OF BROCKWORTH IS SITUATED ON THE OLD ROMAN ROAD AND PROBABLY MOST FAMOUS FOR CHEESE ROLLING AT NEARBY COOPERS HILL.

Although there are all the amenities you need in Gloucester, there are also plenty of local shops and facilities nearby including a 24-hour Tesco store just a couple of miles away plus a David Lloyd Gym & Swimming Pool. If you want to enjoy outdoor space, you could climb Coopers Hill – site of the famous cheese rolling event where contestants chase a Double Gloucester cheese as it rolls down a dangerously steep hill – or else visit Crickley Hill Country Park a couple of miles in the other direction. Boasting many paths and trails you can take in the spectacular views and also immerse yourself in the local nature and wildlife.



THE COWLEY

3 bedroom home - plots 29, 30, 39 & 40 (semi-detached)



Ground floor

GROUND FLOOR

Reception 1
3600 x 4500mm (11'10" x 14'9")
Kitchen
2540 x 3046mm (8'4" x 10')
Dining
3430 x 3046mm (11'3" x 10')
Cloak Room
1000 x 2000mm (3'3" x 6'7")

Total house size:
1004 sq.ft.
Plus two parking spaces.



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

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/tenants are advised to recheck the measurements



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