



East Park Cottage, Stinchcombe Hill, Dursley, GL11 6AQ

Occupying a superb location on the prestigious Stinchcombe Hill, East Park Cottage comes to the market for the first time. Adjoining Stinchcombe Hill Golf Course with beautiful walks and rides, the chalet bungalow stands in a generous sized plot with lawns and is privately accessed via gated driveway.

Asking Price £435,000

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EXCLUSIVE

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DESCRIPTION

Properties rarely become available in this highly sought after location and this property is offered with vacant possession and no upward chain. Although essentially rural in character the location is by no means isolated with the bustling town centre of Dursley only half a mile approx. providing a full range of shopping, schooling and recreational facilities. The area abounds with scenic walks and rides along the renowned Cotswold Way flanked by the stunning woodlands of Stinchcombe Hill, being on the southern spur of the Cotswold Escarpment. Communications to the larger centres of Bristol, Gloucester and Cheltenham are excellent via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam, serving Bristol and London (Paddington) via Gloucester.

COUNCIL TAX BAND - C

HALLWAY

Hardwood entrance door, UPVC windows to front and side, tiled floor, radiator, access to a storage cupboard with useful shelving, access to cloakroom and part glazed internal door to the open plan lounge dining room.

CLOAKROOM

With tiled flooring, UPVC frosted window, wall mounted wash hand basin, low level WC and radiator.

OPEN PLAN LOUNGE DINING ROOM

An open plan room giving access to the conservatory, kitchen and staircase leading up to the first floor landing,

LOUNGE

17'10" x 12'10"

With UPVC leaded windows to the side and rear, feature dado rail, wall lights, two radiators, UPVC French doors leading to the conservatory and feature stone fireplace with matching hearth and inset fire. Stairs leading to the first floor landing and open to dining room area.

CONSERVATORY

13'8" x 10'4"

UPVC double glazed with French doors leading out to a front patio area and garden. The conservatory has tiled a floor, three small radiators and centre fan light.

DINING AREA

10'4" x 8'8"

With UPVC leaded window to the front aspect, radiator, wall lights, dado rail and access door to the kitchen.

KITCHEN BREAKFAST ROOM

11'0" x 8'11"

With UPVC window and stable door to the rear. Tiled floor, radiator and range of wall, base and drawer units with work top surfaces over, tiled splash backs and inset one and a half bowl sink and drainer unit. Space for under unit fridge and freezer, plumbing for automatic washing machine and electric cooker with pull out extractor over.

FIRST FLOOR LANDING

Access to both bedrooms and bathroom.

BEDROOM ONE

12'7" x 10'7" **excluding wardrobe**

With UPVC window and Velux window with inset blind, radiator and built in wardrobe with hanging rail.

BEDROOM TWO

10'4" x 9'3" **excluding wardrobe**

With UPVC window, radiator and built in wardrobe with hanging rail, shelving and housing wall mounted Worcester Bosch Junior boiler. There is also additional eaves storage space and access to the loft space.

BATHROOM

With tiled walls and floor, UPVC frosted window, corner bath with mains shower over, folding shower screen, low level WC, vanity unit with inset wash hand basin, vanity mirror and ladder towel rail.

OUTSIDE

The property is approached by a sweeping driveway with turning circle offering ample parking. The gardens extend to the front, side and rear of the property and have been landscaped to provide raised lawns and patio areas with an array of mature trees, flower and shrub borders. There is outside lighting, water taps, pathway and access gate to the rear of the property. The property has a secluded and peaceful setting providing a wonderful place to relax and enjoy the locality.

GATED ENTRANCE

Accessed via double gates. The front boundary has stone walling and mature flower and shrub borders.

OUTSIDE STORE

There is an outside store housing the bottled LPG gas.

GARAGE AND ATTACHED WORKSHOP

21'4" x 11'7"

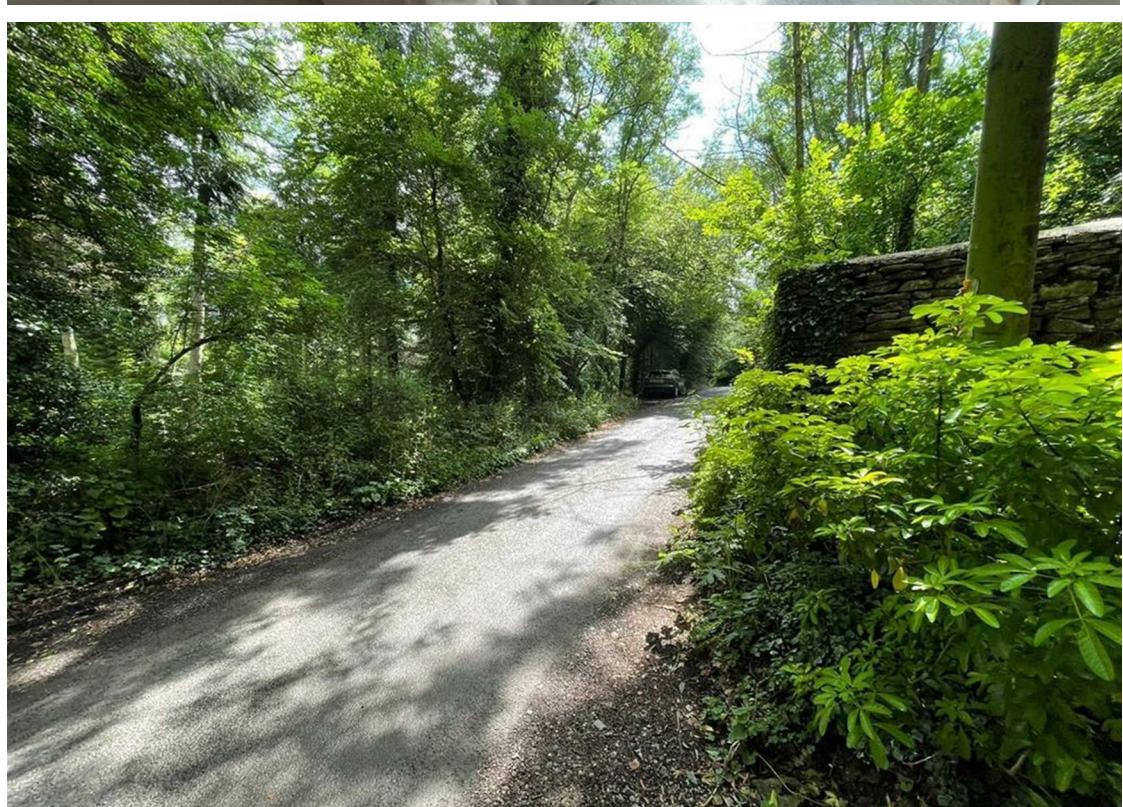
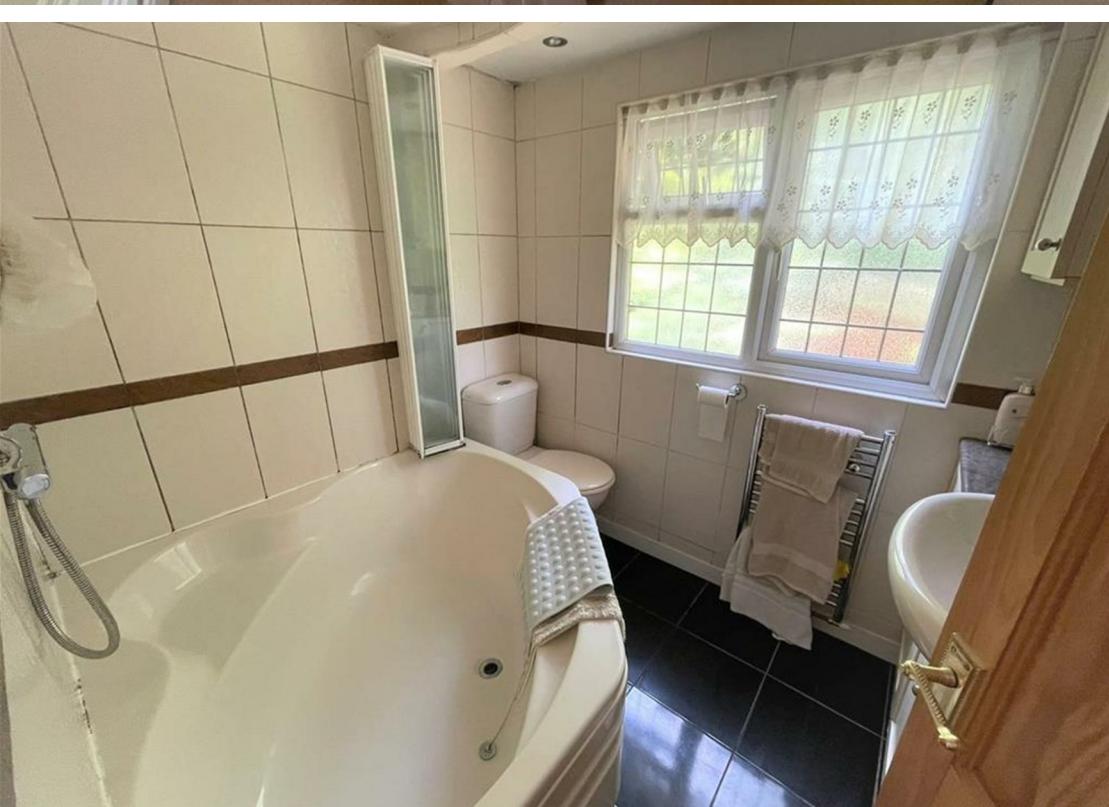
With double metal access doors, power and light and two windows. There is a separate attached workshop with personal door, power and light.

AGENTS NOTE

Hunters, as third party agents, would advise that as such we are not privy to any legal documentation in respect of this property and as such any prospective purchasers are directed to refer all enquiries in this regard to their legal representatives.

We have been informed the property has LPG bottled gas and septic tank drainage.





ENERGY PERFORMANCE CERTIFICATE

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

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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