



Park View Cottage, Stone, Berkeley GL13 9JY

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EXCLUSIVE



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This deceptively spacious stone built character house offers generous five double bedroomed family size accommodation. The property has been comprehensively modernised and refurbished offering beautifully fitted accommodation including a fabulous 20ft L-shaped kitchen/dining room, with stylish units and integrated appliances. The property would suit those needing larger accommodation and is conveniently situated along the A38 in the village of Stone opposite the parish church and within five minutes walk of the primary school. The light and airy rooms are surprisingly spacious and there is an integral garage which could be incorporated into further living space subject to Building Regulations approval. The property is approached via a five bar gated entrance with a good size gravelled driveway providing ample driveway parking space and there are enclosed gardens to the side with patio area ideal for outside entertaining. The property has undergone a comprehensive programme of improvements and refurbishment and is sold with vacant possession and no upward chain providing ready to move into accommodation.

Junction 14 of the M5 is approximately two minutes drive making this a highly convenient position for those commuting to Bristol, Gloucester and Cheltenham and there are excellent shopping facilities at the nearby castle town of Berkeley and the market towns of Dursley and Thornbury plus sporting facilities including Stone Cricket Club within the village itself.

Offers in Excess of £530,000





Entrance Hall

Part double glazed panelled front door to entrance hallway with double glazed window, panelled radiator and downlights.

Lounge

25'0" x 12'10"

A spacious room with three double glazed windows, two radiators, a beautiful stone open fireplace with stone and brick hearth and exposed stone chimney and wall. Downlights and TV aerial socket.

Dining Room

13'4" x 11'3"

With panelled radiator and double glazed window to front. Downlights and TV aerial socket. This room opens into the kitchen/breakfast room.

Kitchen/Breakfast Room

20'0" x 12'2"

Superbly fitted with a new range of white shaker style base units incorporating Oak block worktop surfaces with drawers and cupboards under and matching wall storage units. Inset single drainer one and a half

bowled sink unit with monobloc mixer tap, integrated appliances including two stainless steel ovens with five ring induction hob unit and stainless steel hood over, fridge/freezer and dishwasher. Downlights, ceramic tiled floor, panelled radiator, double glazed window and double glazed French doors leading to rear garden.

Utility Room

7'2" x 7'0"

Matching shaker style wall and base units with Oak block worktops. Plumbing for automatic washing machine and space for tumble dryer, panelled radiator, downlights and ceramic tiled floor.

Cloakroom

With low level WC, wash hand basin, tall contemporary style radiator, mirrored toiletry cabinet, ceramic tiled floor and walls, double glazed window and downlights.

First Floor Landing

From the entrance hallway there is an Oak and glass staircase leading to first floor galleried landing with access to roof storage spaces and double glazed window to front, downlights and panelled radiator.



Boiler Room

With fitted Storm electric boiler supplying central heating and domestic hot water circulation and downlights.

Bedroom One

13'0" x 11'3"

With panelled radiator, two double glazed windows, downlights and TV aerial socket.

Bedroom Two

13'6" x 12'9"

With panelled radiator, two double glazed windows, downlights and TV aerial socket.

Ensuite

With vanity wash hand basin, low level WC and large walk in corner shower unit with rain shower head. Tiled walls, floor and shower cubicle and downlights.

Bedroom Three

12'3" x 11'1"

With panelled radiator, double glazed window, downlights and TV aerial socket.

Bedroom Four

12'4" x 11'3"

With double glazed window, downlights, TV aerial socket and built in wardrobe.

Bedroom Five

12'2" x 11'7"

With panelled radiator, double glazed window to front, downlights and TV aerial socket.

Bathroom

With panelled bath with mains shower unit over having rain shower head, pedestal wash hand basin and low level WC. Mirrored toiletry cabinet, extensive wall tiling and tiled floor, panelled radiator, double glazed frosted window, automatic air extractor fan and downlights.



Outside

The property is approached via a five bar gated entrance leading to a large gravelled area and providing access to garage. The gardens are ready for lawns with stone walls and fenced boundaries. There is a useful stone built original store shed, outside water supply and a gravel paved patio ideal for outside entertaining.

Garage

18'5" x 13'1"

An integral garage with double glazed window, double doors and pedestrian door, downlights and power. This room could be converted into a home office or further reception room if required subject to Building Regulation approval.

Anti-Money Laundering (AML) Compliance

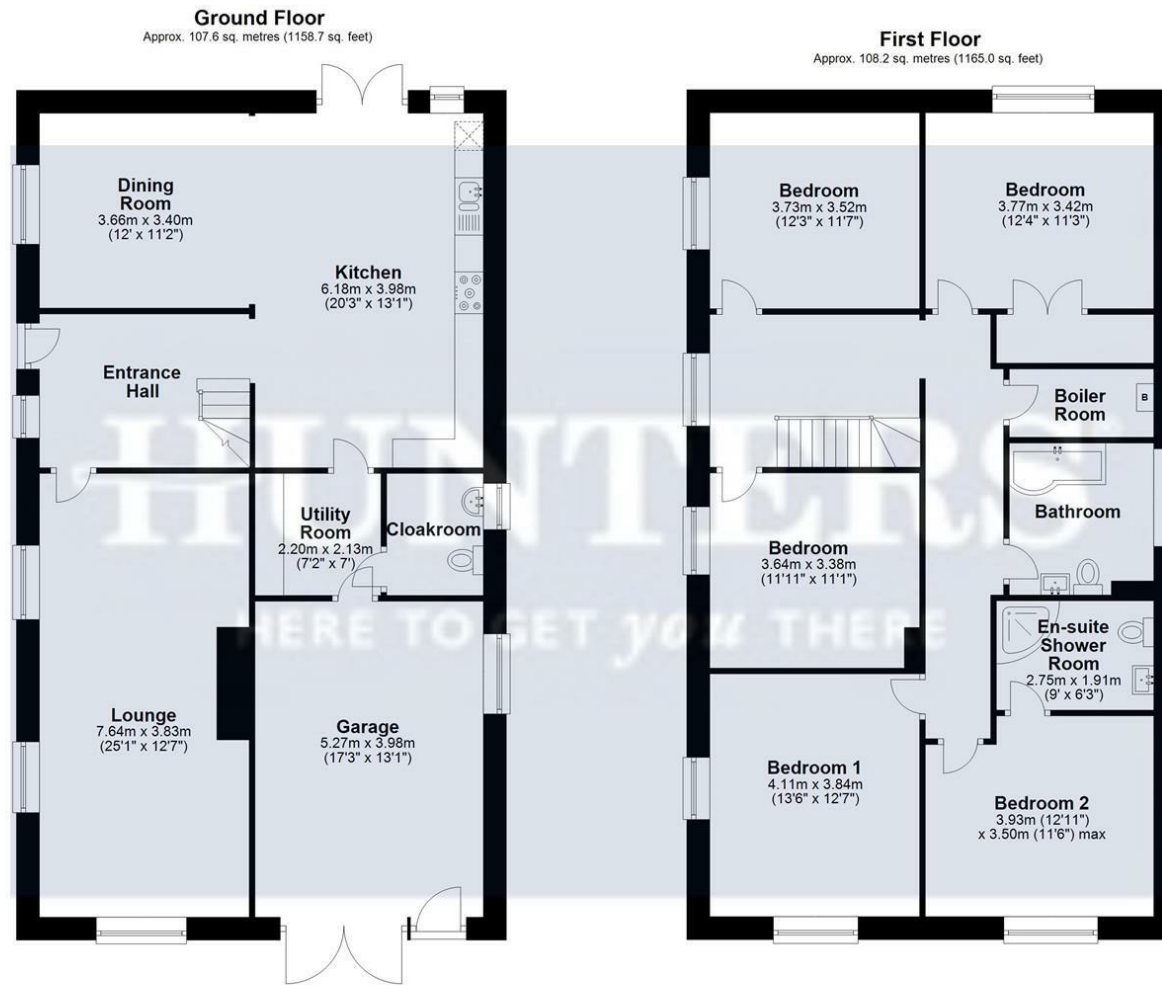
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML

verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

• Stunning Renovated Stone Built House

- Spacious Accommodation
- Five Double Bedrooms
- Two Bathrooms & Cloakroom
- 25ft Lounge With Stone Fireplace
- Dining Room
- 20ft Fully Fitted Kitchen With Appliances & Separate Utility Room
- Good Size Gardens
- Integral Garage & Good Size Driveway With Ample Parking
- Convenient Village Location

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. 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.



Total area: approx. 215.9 sq. metres (2323.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

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	45	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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