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4 Stambourne Villas

Wanswell, Berkeley, GL13 9RZ

Asking Price £359,000



Council Tax: C



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Tucked away in a rural position on the edge Brookend surrounded by lovely views, this well presented cottage has been tastefully upgraded by the current vendors. On entering the property you will find, an entrance porch, spacious sitting room/dining room, study/bedroom three, fitted kitchen with an inner lobby leading to the utility/cloakroom. The first floor has a modern bathroom with a landing area leading to two bedrooms with open views. Outside the pretty front garden has a bike shed/wood store with path leading to the front door. The rear garden, which backs onto farmland, is extremely well tended with various seating areas, feature raised pond, lawned areas, raised vegetable beds and a great Home Office/Workshop with port and light. A fabulous opportunity to purchase a beautiful property in a unique location. Please Note...This property is accessed via a shared path leading from Stambourne Lane.

Entrance Porch

Via glazed door, window to side aspect with views, glazed door to:

Sitting Room

Window to front aspect overlooking farmland, brick fireplace with multi-fuel stove on hearth with back boiler supplying heating and hot water, wood flooring, radiator, stairs to first floor landing, door to:

Dining Room/Bedroom Three

Window to front aspect and side aspect with views, fitted cupboards.

Kitchen

Window to side aspect, range of wall and base units with work-surfaces, integrated oven, hob, space for dishwasher, stainless steel sink unit with mixer tap, space for fridge/freezer, tile effect flooring, extractor fan, access to loft space, exposed brickwork, French doors to garden, door to:

Inner Lobby

Door to garden, space for freezer, door to:

Utility/Cloakroom

Window to rear aspect, integrated stainless steel sink unit with mixer tap, wc, wash hand basin, radiator, loft hatch.

First Floor Landing

From the sitting room stairs lead to first floor landing having access to loft, window to rear aspect, doors to:

Bathroom

Window to rear aspect with open views, wc, pedestal wash hand basin, corner shower cubicle and corner bath with jacuzzi. Part tiled walls and chrome heated towel rail.

Bedroom One

Having window to front aspect with open views, radiator, loft hatch, a range of fitted wardrobes, chest of drawers and bedside table.

Bedroom Two

Having window to front aspect with open views, small cupboard, airing cupboard housing water tank/immersion.

Outside

To the rear there is patio area, gated access leading to the front of the property, pergola arch which leads to a further patio seating area with raised pond, a lawned area which leads to the 'studio' with power and light, raised flower/vegetable beds with shingle path to a summer house and shed. There is also

outside power and water tap, with an abundance of established plants, shrubs and trees. Further gated access leading to the front of the property which is accessed via a shared path with bike shed/wood store. A further shed can be found to the side of the property with raised borders, low walling and pebble seating area with established shrubs.

- **Surrounded by Open Views in Rural Location**
- **Upgraded Semi Detached Cottage**
- **Entrance Porch and Lounge/Dining Room**
- **Study/Bedroom Three**
- **Utility/Cloakroom**
- **First Floor Bathroom with Two Bedrooms**
- **Pretty Front Garden with Bike Shed/Wood Store**
- **Established Rear Garden with Open Views and Home Office/Work-Shop**
- **Viewing Essential**



Road Map



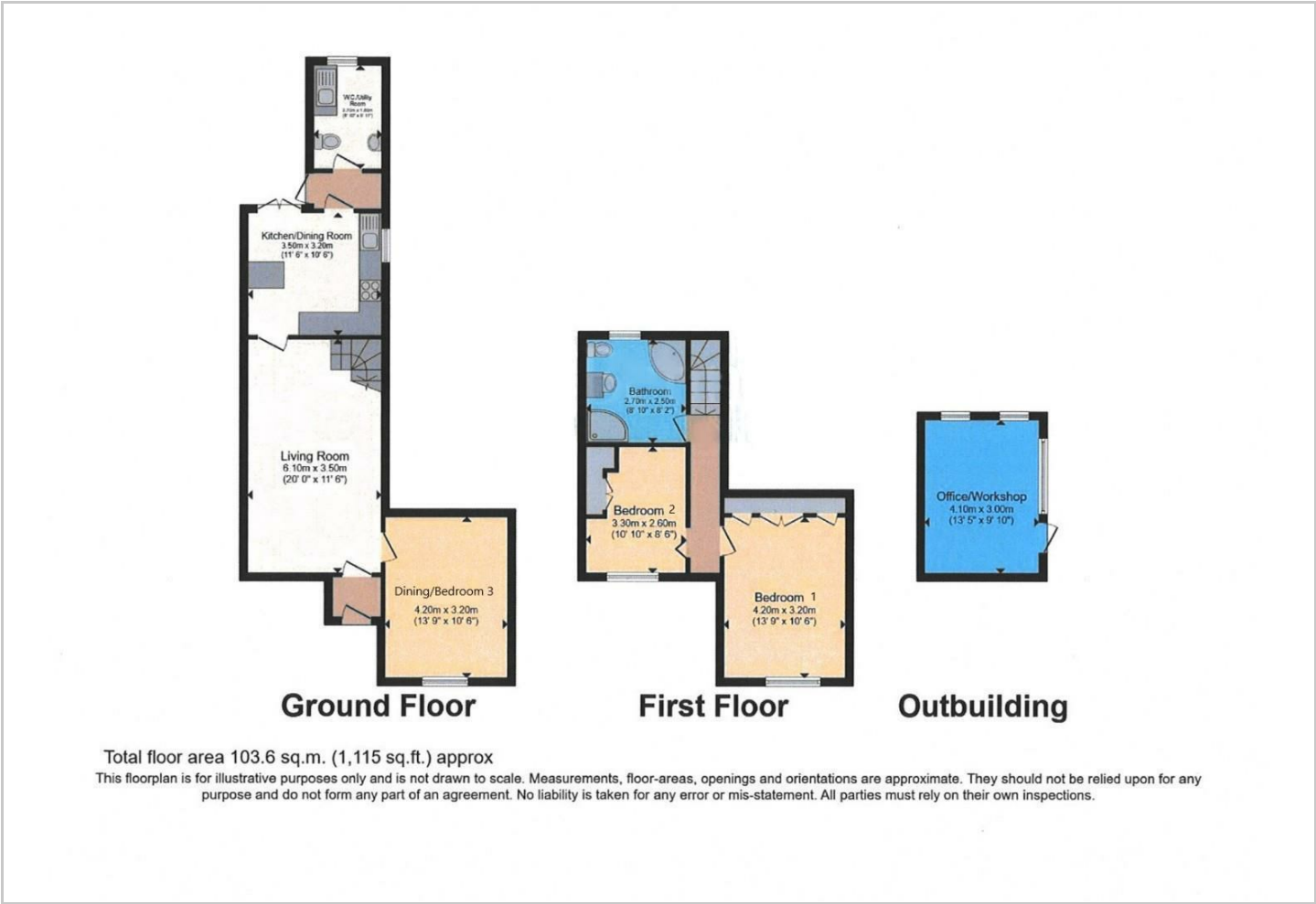
Hybrid Map



Terrain Map



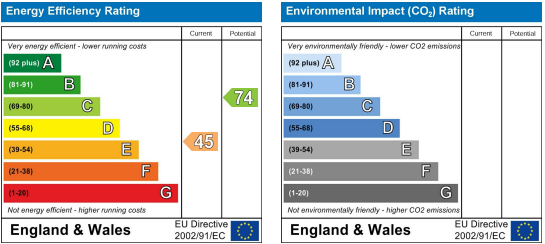
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.