



Elm Tree Cottage, Breadstone, Berkeley, GL13 9HF

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Rental: £2,750 per calendar month

Elm Tree Cottage is an attractive four bedroom house set within approximatively three acres of Orchards and Gardens. The accommodation briefly comprises of porch leading to a kitchen/diner, which has been recently fitted, an adjoining utility room and downstairs WC, separate lounge to the front with office space and family room/snug. Upstairs comprises of four double bedrooms, with en-suite shower room to master bedroom and family bathroom. Further benefits include a triple garage with power and light, outside sheds and large driveway.

Situated in an accessible location within the Severn Vale hamlet of Breadstone. Although set in a rural location the property benefits from excellent links to the A38 which provides convenient access to the historic Castle town of Berkeley (2 miles) hosting all the essential everyday facilities and schooling. To the east is the Market Town of Dursley which also has a range of independent and regional shops along with good schooling and entertainment.

Breadstone is equidistant between the M5 junctions 13 & 14 and offers commutability to the cities of Bristol, Bath, Gloucester and Cheltenham. Cam Railway station is just 5 miles away and gives links to Bristol Parkway and London Paddington. The area is popular for a range of country pursuits and sporting activities with excellent riding out and walking as well as a number of golf courses, rugby at Gloucester and Bath and Cheltenham racecourse.





Kitchen/Diner

20'10" x 12'10"

A Shaker style kitchen with wall and base units, having laminate wood effect worktops over, stainless steel sink and drainer, AGA with oil fired heating, dishwasher, tiled flooring, spot lights, downward lights and space for dining table and chairs.

Sitting Room

14'9" x 11'10"

Having triple aspect UPVC double glazed windows, with exposed beams, carpets, spot lights and feature fireplace.

Office

17'2" x 12'0"

Having triple aspect UPVC double glazed windows, spot lights and carpets.

Utility Room

17'0" x 8'9"

With wooden wall and base units with black laminate worktops over,

plumbing for washing machine and dryer, stainless steel sink, laminate flooring, spot lights and stable door leading to garden.

Landing

Having airing cupboard, carpets, spots light and window with views of rear.

Bedroom One

13'9" x 12'11"

A double bedroom with built in storage, panelled radiator, with UPVC windows having views of garden and en-suite shower room.

En-suite Shower Room

Shower room, with basin and toilets, UPVC double glazed windows with views of garden

Bedroom Two

14'9" x 12'2"

A double bedroom, with dual aspect windows, carpets. radiator and ceiling light.



Bedroom Three

11'3" x 10'10"

A double bedroom, with carpets, ceiling light, UPVC double glazed windows and paneled radiator.

Bedroom Four

11'3" x 9'2"

Currently being used as a dressing room, with carpets, ceiling lights, radiator, and UPVC double glazed window.

Bathroom

Having shower over bath, with basin, toilet, UPVC double glazed window, spot lights and extractor fan.

Garden

A large garden front and back, mainly laid to lawn with gravel entrance and driveway.

Paddock & Orchard

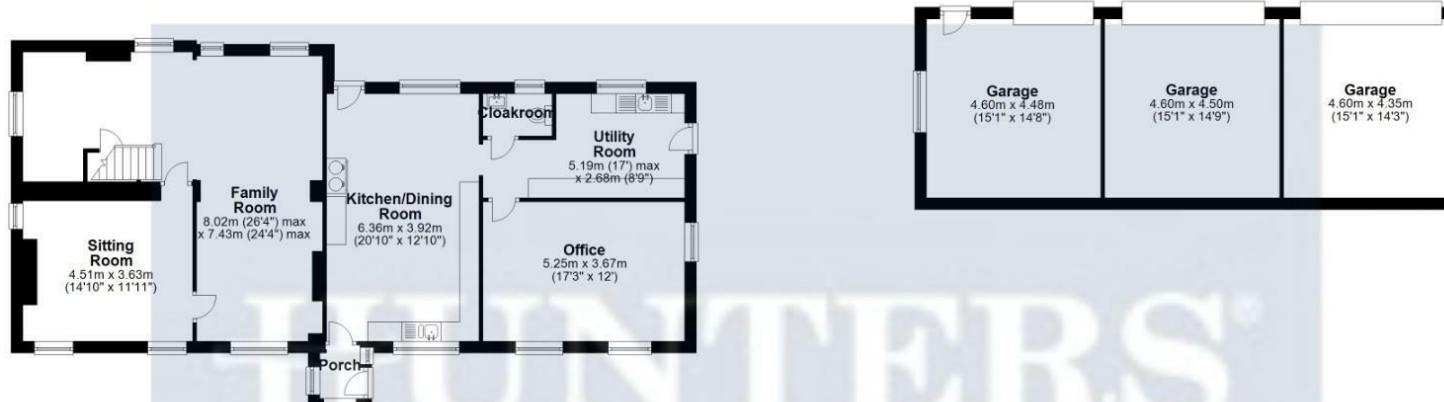
Orchard garden with a mix of pear and apple trees, triple garage with power and light, outside shed, and fenced boundaries.



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.

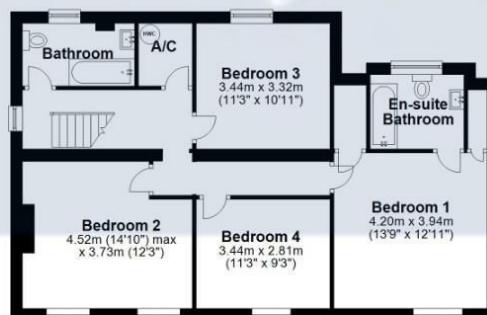
Ground Floor

Approx. 179.7 sq. metres (1934.1 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.1 sq. feet)



Total area: approx. 261.4 sq. metres (2813.2 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		71
(55-68) D	47	
(39-54) E		
(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 Dursley -
01453 542 395 <https://www.hunters.com>

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