

HUNTERS®

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Stuart Cottage, Newent Road

Staunton, GL19 3QW

Asking Price £750,000



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Hunters Estate Agents of Cheltenham are delighted to be entrusted with bringing Stuart Cottage to the sales market. The four double bedroom cottage is an extremely attractive black and white detached building set within its own plot. The whole site comprises of the dwelling, surrounding gardens, an extensive drive, double garage, and an attached paddock.

Inside, the cottage has been very well maintained and is a credit to its current custodians. Although almost impossible to tell externally there have been several extensions all of which work beautifully inside, and blend equally well outside. The accommodation includes the following:

On the Ground Floor: There are three reception rooms, a sitting room with inglenook fireplace, a good-sized study, and a central day room/dining room. In addition, there is also an 18'+ kitchen/dining room. Also on this level there is a useful utility and a separate cloakroom with wc.

On the Mezzanine Level: There is a family bathroom.

On the First Floor: The main bedroom occupies the space over the kitchen with its own entrance and staircase, a perfect retreat from family life. The main returning staircase gives access to the remaining first floor space. Bedroom two has front and rear dual aspect windows with bedrooms three and four sitting to the left of the property. This landing also offers its own shower room and plenty of under-the-eves storage space.

Outside: The property is set well back from the road behind its own expansive lawn fore-garden. Access to off road parking for several vehicles is via the entrance gates. The parking also leads to a detached double garage. A wide five bar gate opens on to the attached paddock.

Stuart Cottage a fine family home that has been beautifully maintained with modern fittings throughout, the buyer will be investing in peerless character with easy maintenance and low-cost running.

All viewings are strictly by appointment only

what3words /// essential.apart.swung

Tel: 01242 528500

- Four Bedroom Cottage
- Three Reception Rooms
- Utility Room
- 18' Kitchen/Dining Room
- Paddock

- Large Plot
- Two Bathrooms
- Immaculate Condition
- Double Garage
- Council Tax Band F

Entrance Hall

Sitting Room

13'4" x 13'2" (4.06m x 4.01m)

Day Room

13'3" x 11'7" (4.04m x 3.53m)

Study

13'3" x 12'0" max (4.04m x 3.66m max)

Kitchen/Breakfast Room

18'5" x 16'5" (5.61m x 5.00m)

Utility

Cloakroom

Bathroom

9'11" x 5'9" (3.02m x 1.75m)

Bedroom One

18'1" x 16'5" (5.51m x 5.00m)

Bedroom Two

14'0" x 11'7" (4.27m x 3.53m)

Bedroom Three

13'5" x 8'7" (4.09m x 2.62m)

Bedroom Four

13'2" x 10'6" (4.01m x 3.20m)

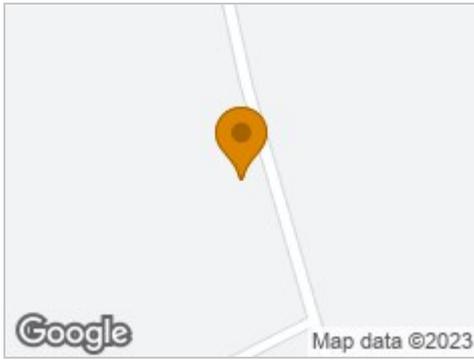
Shower Room

Double Garage

Paddock



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

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		
	60	72
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.