



Cyprus Cottage, Walmore Hill

Minsterworth, Gloucester, GL2 8LA

Offers in excess of £525,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly extended and beautifully finished three bedroom detached cottage with superb far reaching countryside views.

Brimming with charm and character throughout, the property offers spacious and flexible accommodation ideal for modern family living. Highlights include a stylish open-plan kitchen/living space, three additional reception rooms, and three generously sized double bedrooms, all finished to a show home standard.

Outside, the property is approached via private electric gates leading to a large driveway and garage. The south-west facing garden is a true retreat, complete with a summer house offering excellent versatility for use as a home office, studio, or entertaining space.



Entrance Porch

Accessed via composite double glazed door, side aspect triple glazed windows, laminate flooring, inset ceiling spotlights. Solid wooden door to:

Dining Room

Power points, radiator, feature inglenook fireplace with multi-fuel stove, bespoke storage cupboards, space for dining table, laminate flooring, wall lights, front aspect triple glazed window with shutters.

Sitting Room

Tv point, power points, radiator, feature fireplace with multi-fuel stove, bespoke alcoves with storage beneath, laminate flooring, wall lights, front aspect triple glazed window with shutters.

Kitchen/ Living Area

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, double oven/ grill with four ring gas hob and extractor hood over, integral dishwasher and washing machine. Breakfast bar with seating, space for American fridge/ freezer. Tv point, radiator, exposed brick, rear aspect triple glazed windows with far reaching views, side aspect French doors leading to the garden.

Shower Room

Suite comprising shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, front aspect triple glazed window.

Study/ Play Room

Tv point, power points, radiator, inset ceiling spotlights, tiled flooring, rear aspect triple glazed window.

Landing

Oak staircase with built in storage cupboard, exposed wooden beams, radiator, rear aspect triple glazed window with far reaching views. Doors lead off:

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, rear aspect triple glazed window.

Bedroom One

Tv point, power points, radiator, bespoke bedside cabinets, inset ceiling spotlights, front aspect upvc triple glazed windows with shutters.

Bedroom Two

Tv point, power points, radiator, built in wardrobes, feature fireplace, inset ceiling spotlights, access to loft space, front aspect upvc triple glazed windows with shutters.

Bedroom Three

Tv point, power points, radiator, coving, side and rear aspect upvc triple glazed windows with superb views.

Outside

Approached via secure electric gates, the property offers excellent privacy and peace of mind, with a spacious gravelled driveway providing ample off-road parking and access to a characterful garage with wooden double doors, power and lighting.

The generous rear garden is a true highlight. A neatly landscaped lawn is complemented by a spacious patio, ideal for entertaining or relaxing in the sunshine. A delightful garden room offers further potential as a home office, gym or garden retreat.

The rear garden enjoys a high degree of privacy, bordered by mature hedging and brick walls, and boasts uninterrupted views across open countryside. Whether enjoying alfresco dining or soaking in the scenery, this outdoor space offers a peaceful escape from everyday life.

Tenure

Freehold.

Services

Mains water, gas and electricity. Sewage Treatment Plant.

Local Authority

FODDC

Council Tax Band: E

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

