



## Bojean

Grange Court, Westbury-On-Severn, GL14 1PL

**Offers in the region of £519,400**



Murdock & Wasley Estate Agents are delighted to present this exceptional four-bedroom semi-detached house, beautifully extended and fully renovated throughout. Situated in a rural setting with fantastic countryside views, the property perfectly combines modern design with a touch of luxury.

The accommodation features a striking open plan kitchen/ living area, a separate lounge, a stylish master bedroom with en-suite, and three further double bedrooms, making it ideal for contemporary family living.

Outside, a generous driveway provides ample parking, complemented by an enclosed garden with a versatile home office/store. We feel this is a truly impressive home in an enviable location and highly recommended a viewing to appreciate all it has to offer.



### Entrance Hall

Accessed via composite double glazed door, power points, Click LVT flooring with underfloor heating, inset ceiling spotlights, wooden door to storage cupboard, stairs to first floor landing. Opening to:

### WC

Concealed WC, vanity wash hand basin with mixer tap over and storage below, inset ceiling spotlights, Click LVT flooring with underfloor heating, front aspect upvc double glazed window.

### Kitchen/ Living Area

Range of base, wall and drawer mounted units, Quartz worksurfaces, sink unit with a mixer tap over. Appliance points, power points, two eye level oven/ grills, four ring induction hob with extractor hood over. Integral microwave/ oven, wine cooler and dishwasher, space for dining table, bespoke media wall with feature lighting and alcoves. Click LVT flooring with underfloor heating, inset ceiling spotlights, roof lantern, rear aspect upvc double glazed window and bi-folding doors. Door to:

### Utility

Base mounted units with laminate worksurfaces, appliance points, power points. Space for washing machine and tumbler drier, sink unit with mixer tap over. Inset ceiling spotlights, Click LVT flooring, door to airing cupboard housing the Vaillant gas fired combination boiler and underfloor heating manifold.

### Lounge

Tv point, power points, wall mounted radiator, feature fireplace with multi-fuel stove, inset ceiling spotlights, front aspect upvc double glazed window.

### Study

Power points, telephone point, inset ceiling spotlights, Click LVT flooring with underfloor heating.

### Landing

Access to loft space, inset ceiling spotlights. Doors lead off:

### Master Bedroom

Tv point, power points, radiator, inset ceiling spotlights, front aspect upvc double glazed window with superb far reaching views. Door to:

### En-Suite

Step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Fully tiled walls, tiled flooring, heated towel rail, inset ceiling spotlights.

### Bedroom Two

Power points, radiator, inset ceiling spotlights, Velux roof light, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, inset ceiling spotlights, rear aspect upvc double glazed window.

### Bedroom Four

Power points, radiator, inset ceiling spotlights, built in wardrobe, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled p-shape bath with shower off the mains over, 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.

### Outside

A sweeping gravel driveway provides ample off-road parking and leads up to a grand central staircase framed by crisp rendered walls and sleek modern lighting. The entrance is accentuated by a statement front door, creating a welcoming focal point. To the side and rear, tiered boundaries offer both privacy and practicality, while timber and rendered fencing add a touch of sophistication.

A pathway provides convenient side access to the rear.

The rear garden has been thoughtfully designed to create a stylish, low-maintenance outdoor retreat. It features a flat lawn, raised planters, and a spacious porcelain patio, perfect for outdoor dining and entertaining. Additional highlights include a versatile home office/garden room with power and lighting, as well as a convenient storage unit.

### Tenure

Freehold

### Local Authority

Forest Of Dean District Council

Council Tax Band: C

### Services

Mains water, electricity and drainage. LPG gas.

### 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.



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