



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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2 Ivy Cottage Park Lane, Stancombe,  
Dursley, GL11 6AX

Price Guide  
**£415,000**



CHARMING SEMI-DETACHED COUNTRY COTTAGE SET WITHIN THE PICTURESQUE HAMLET OF STANCOMBE, SURROUNDED BY BEAUTIFUL WOODLAND AND COUNTRYSIDE VIEWS. AVAILABLE WITH NO ONWARD CHAIN, THIS DECEPTIVELY SPACIOUS HOME OFFERS FLEXIBLE ACCOMMODATION ACROSS THREE FLOORS. COMPRISING, 2 BEDROOMS WITH POTENTIAL FOR 4/5 WITH THE EXISTING LOFT CONVERSION (SUBJECT TO REGULATIONS), 2 BATHROOMS, BOOT ROOM, GENEROUS LOUNGE WITH OPEN FIREPLACE, KITCHEN, AND SEPARATE DINING ROOM. OUTSIDE PROVIDES A SECLUDED MATURE GARDEN WITH FRUIT TREES AND STREAM AND A DETACHED GARAGE WITH POWER, CREATING A WONDERING RURAL ESCAPE. THE PROPERTY NOW REQUIRES SOME UPDATING AND MODERNISATION, PRESENTING AN EXCITING OPPORTUNITY TO CREATE A BEAUTIFUL FAMILY HOME IN AN EXCEPTIONAL COUNTRYSIDE SETTING.

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# 2 Ivy Cottage Park Lane, Stancombe, Dursley, GL11 6AX

## SITUATION

Situated in the sought after area of North Nibley, the hamlet of Stancombe is within an easy drive to the bustling towns of Wotton under Edge and Dursley with North Nibley Village being a short distance away and within an Area of Outstanding Natural Beauty, ideal for commuters looking for a countryside retreat but still offering easy access to Bristol, Bath, M5 and the M4. making this property an ideal location for families, commuters and outdoor enthusiasts and with the the local Primary School, Church, Community Shop and Public House close to hand along with the very popular Katharine Lady Berkeley's Secondary School (approximately 2.5 miles away).

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, proceeding straight across at the first mini roundabout, at the second mini roundabout take the first exit signposted Berkeley and Wotton-under-Edge, continue on the Dursley Road for approximately one mile turning left on the B4060 signposted Wotton-under-Edge, continue for approximately one and a half miles towards North Nibley village then taking a left turn onto Ivy Cottages towards Park Lane, follow the road down and over the bridge and continue for approximately 100 metres and 2 Ivy Cottage can be found on the right hand side.

## DESCRIPTION

Set in the idyllic hamlet of Stancombe, this substantial and unique property has a lot to offer, having been in the same ownership for many years the property is the perfect property for renovation, offering exceptional space both internally and externally and located in the heart of the countryside. Comprising; Porch, large lounge with fireplace, dining room with fireplace, kitchen and rear entrance hall/utility space. First floor landing leading to two bedrooms, bathroom and study with stairs leading to the second floor having potential for two/three further bedrooms with dressing room and modern ensuite shower room. Externally a driveway and detached garage lead to the private rear garden nestled in the heart of woodlands with lawned area ideal for entertaining and further lawn area with mature trees and shrubs leads down to the stream.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ON THE GROUND FLOOR

### PORCH CANOPY

### HALLWAY

Wooden door with partial glazing leads into entrance hallway and Inner door to:

### DINING ROOM 4.77m max x 4.30m max (15'7" max x 14'1" max)

Double glazed window to front, radiator, stone fireplace with chimney breast, dual aspect windows to front and rear, stairs to first floor and step down to:

### LOUNGE 5.47m x 4.40m (17'11" x 14'5")

Double glazed window to front offering views of the garden and woodlands beyond, stone fireplace with chimney breast, radiator, exposed beam.

### KITCHEN 4.46mx 1.94m (14'7"x 6'4")

Range of wall and base units with worktops over, built-in ceramic hob, double oven, space and plumbing for washing machine, sink and drainer and dual aspect windows to front and side with views towards woodlands.

### REAR ENTRANCE HALL / BOOT ROOM 1.94mx 1.35m (6'4"x 4'5")

Housing Vaillant boiler and space for coats and shoes, double glazed window to rear, rear wooden door leading to driveway and gardens.

## ON THE FIRST FLOOR

### INNER LANDING

### BEDROOM ONE 4.31m max x 3.83m max (14'1" max x 12'6" max)

Double glazed window to front with views, internal window, beam, leads to:

### INNER HALLWAY

### STUDY 2.42m x 1.96m (7'11" x 6'5")

Double glazed window to side and radiator.

### BATHROOM

White suite comprising bath with shower head tap, pedestal wash hand basin, WC, dual aspect windows to side and front, and radiator.

### BEDROOM TWO 5.51m x 4.80m (18'0" x 15'8")

Spacious room having double glazed window to front with views and radiator and door with stairs to second floor.

## ON THE TOP FLOOR

### LANDING/ATTIC ROOM 5.52m x 4.85m (18'1" x 15'10")

Characterful room with apex roof with exposed beams, double glazed window to front, sky light window providing natural light, radiator, leading to:

### LANDING/ATTIC ROOM 4.84m x 4.31m (15'10" x 14'1")

Offering ample space with attractive apex roof, sky light window providing natural light and radiator. Door leads to:

### DRESSING/STORAGE ROOM 2.15m max x 1.95m max (7'0" max x 6'4" max)

Bright space with skylight window, eves storage space and radiator.

### EN SUITE

Sky light window, modern shower cubicle, pedestal wash hand basin, WC, radiator, access door to boarded eaves storage area.

### EXTERNALLY

Access to the property is via a block paved driveway providing off street parking and leads to the detached GARAGE. A large lawned area provides ample entertaining space with spectacular views towards woodlands and steps lead down to a further lawn area giving access to septic tank and stream. the garden is edged by mature trees and shrubs and fencing.

### GARAGE 6.59mx 3.31m (21'7"x 10'10")

Allowing for additional parking or storage space with personal door and window.

## AGENT NOTES

Tenure: Freehold

Please note the property is being sold with unregistered title and will be subject to first registration.

Services: Mains electric & Gas

Private Septic Tank shared with neighbouring property

Council Tax Band: E

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

The owners understand the loft conversion was carried out before 1990 but do not have building regulation documentation for this.

## VIEWING

By appointment with the owner's sole agents as over.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

