



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(93-100) <b>A</b>		(82-100) <b>A</b>	
(81-92) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(50-60) <b>C</b>	
(55-68) <b>D</b>		(39-49) <b>D</b>	
(39-54) <b>E</b>		(29-38) <b>E</b>	
(21-38) <b>F</b>		(17-28) <b>F</b>	
(1-20) <b>G</b>		(1-16) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>59</b>	<b>69</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Little Kingston Moorend Lane,  
Slimbridge, GL2 7DG

Price Guide  
**£625,000**



AN IMPRESSIVE FOUR-BEDROOM DETACHED HOME OCCUPYING A GENEROUS PLOT OF APPROXIMATELY ONE-THIRD OF AN ACRE IN THE SOUGHT-AFTER VILLAGE OF SLIMBRIDGE. REQUIRING MODERNISATION THROUGHOUT, THE PROPERTY OFFERS EXCELLENT POTENTIAL TO CREATE A SUBSTANTIAL FAMILY HOME, WITH VERSATILE LIVING SPACE, AMPLE PARKING, A LARGE GARAGE/WORKSHOP AND GARDENS BACKING ONTO OPEN FIELDS. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, DINING ROOM, LOUNGE, KITCHEN/BREAKFAST ROOM, SUN ROOM, OFFICE, CONSERVATORY, FOUR DOUBLE BEDROOMS, MASTER WITH EN-SUITE AND FAMILY BATHROOM. OFFERED WITH NO ONWARD CHAIN. EPC: D

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# Little Kingston Moorend Lane, Slimbridge, GL2 7DG

## SITUATION

Little Kingston is located in the sought after village of Slimbridge and is within walking distance of local facilities including the village hall, historic church, primary school, recreation field and village post office. The village has numerous country walks including the scenic towpath of the Gloucester/Sharpness canal. Slimbridge is home to the world famous Wildfowl and Wetlands Trust, which was founded by Sir Peter Scott. The property is well located for travel throughout the south west via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station within five minutes drive with regular services to Gloucester, Bristol and onward connections to the national rail network. The adjoining village of Cam has Tesco supermarket along with a range of local retailers and secondary schooling can be found in the adjoining centre of Dursley, which also has a wider range of shopping facilities.

## DIRECTIONS

From Dursley town centre proceed out of town on the A4135 Kingshill Road in a north westerly direction and proceed across the first two mini-roundabouts. At the third mini-roundabout bear right and proceed down the incline and at the next roundabout take the first exit and proceed through Cam High Street and continue to the roundabout with the A38. Proceed straight across this roundabout into Slimbridge village passing the primary school on the left hand side and continue for 200 metres turning left into Moorend Lane where the property will be found on the right hand side.

## DESCRIPTION

Having been in the same ownership for many years, this spacious detached home has been a much loved family residence and now offers an excellent opportunity for modernisation. Extended over the years, the property provides versatile four-bedroom accommodation with excellent scope for further improvement and personalisation. Occupying a generous plot of approximately a third of an acre, it benefits from ample off-road parking, a substantial garage/workshop and a good-sized rear garden backing onto open fields, all in the highly sought-after village of Slimbridge.

## 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

### CANOPY PORCH

### ENTRANCE HALL

Radiator, thermostat, stairs to first floor.

## CLOAKROOM

Heated towel rail, wall mounted wash hand basin, low level WC, double glazed window, part tiled wall, extractor fan.

## DINING ROOM 3.66m x 3.61m (12'0" x 11'10")

Radiator, double glazed bay window, gas heater.

## KITCHEN 4.06m x 2.61m (5.36m max) (13'3" x 8'6" (17'7" max))

Four double glazed windows, radiator, gas combi boiler, one and a half bowl sink unit, built-in gas hob, double oven, extractor, space for washing machine, space for fridge freezer, spacious for under counter fridge.

## LOUNGE 6.39m x 3.64m (20'11" x 11'11")

Double glazed bay window, two radiators, gas fireplace.

## CONSERVATORY 5.20m x 2.32m (17'0" x 7'7")

Radiator, double glazed conservatory.

## OFFICE 4.01m x 3.14m (13'1" x 10'3")

Two double glazed windows, part glazed door to side.

## CLOAKROOM

Low level WC, wall mounted wash hand basin, electric radiator, double glazed window.

## INNER CONSERVATORY 4.09m x 3.74m (13'5" x 12'3")

Double glazed patio door, tiled flooring.

## ON THE FIRST FLOOR

### LANDING

Double glazed window, access to loft.

## MASTER BEDROOM 5.58m max x 3.39m max (18'3" max x 11'1" max)

Double glazed patio door to balcony, sink, radiator, two double glazed windows, built-in wardrobe

### EN SUITE

Low level WC, wall mounted wash hand basin, shower tray with electric shower over, extractor fan.

## BEDROOM TWO 4.15m x 3.64m (13'7" x 11'11")

Two double glazed windows, radiator, built-in wardrobe.

## BEDROOM THREE 3.63m x 3.60 (11'10" x 11'9")

Two double glazed windows, radiator, built-in wardrobe.

## BEDROOM FOUR 5.37m x 2.42m (17'7" x 7'11")

Two double glazed windows, radiator, sink, built-in wardrobe.

## BATHROOM

Suite comprising bath, low level WC, wash hand basin, bidet, tiled wall, heated towel radiator, extractor, two double glazed windows.

## EXTERNALLY

To the front of the property there is an in-and-out driveway providing parking for multiple vehicles. GARAGE/WORKSHOP 5.65m x 5.13m with power, double glazed window and personal door. To the rear is a good-sized garden siding onto open fields, creating an attractive open outlook. The garden comprises a patio, lawn, mature oak tree, flower and shrub borders, ornamental pond, gravel garden paths, gravel parking area, GARAGE, SUMMERHOUSE and GREENHOUSE.

## AGENT NOTES

Tenure: The property is an unregistered title but is believed to be

Freehold

Services: All mains services are believed to be connected. The property is subject to probate which has been granted. Council Tax Band: F  
Broadband: Overhead/underground wire (not fibre).  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## 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.

## VIEWING

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

