



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: 94 (Current), 59 (Potential)
Environmental Impact (CO₂) Rating: A (Current), B (Potential)

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Hengaston House Bristol Road, Dursley,
GL11 5JE

Price Guide
£575,000



DETACHED FOUR BEDROOM COTTAGE STYLE HOUSE WITH GARDEN, DOUBLE GARAGE PLUS WORKSHOP, MODERNISED AND UPDATED THROUGHOUT, ENTRANCE HALL, CLOAKROOM, SPACIOUS LIVING ROOM WITH WOODBURNER, SEPARATE DINING ROOM, KITCHEN, FOUR FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, OIL CENTRAL HEATING, AMPLE OFF-ROAD PARKING. ENERGY RATING D

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SITUATION

The property is situated on the outskirts of Cam, adjacent to the A38 and within a few minutes drive can be found the village which offers a growing range of facilities including: Tesco supermarket, independent retailers, doctors and dentists surgeries and a choice of three primary schools. The adjoining town of Dursley has a more comprehensive range of facilities including: Sainsbury's supermarket and a good range of local retailers, swimming pool, sports hall, library and Rednock comprehensive school. Other facilities include: golf at Stinchcombe Hill, sailing at Frampton-on-Severn and South Cerney and gliding at Nympsfield. The property is extremely well located for the A38 making commuting easily accessible via the M5/M4 motorway network. Cam has 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham.

DIRECTIONS

The property is situated approximately one mile south of the Slimbridge roundabout on the A38, proceed from the Slimbridge roundabout passing the Manheim Auctions and the land will be found after approximately one hundred metres on the left hand side and Hengaston House is approximately two hundred metres further along via a shared private driveway with Hengaston Lodge.

DESCRIPTION

Hengaston House is thought to date back approximately one hundred and fifty years with the original construction understood to be solid brick with rendered elevation, there has been a later cavity wall extension and has extensive wooden double glazing and oil fired central heating. The property benefits from a recently installed sewage treatment plant, and the house is accessed via a short private shared drive leading to the enclosed garden and parking for a number of cars and double garage. Internally, the rear hall gives access to the spacious living room, there is a separate dining room and fitted kitchen along with cloakroom/WC. On the first floor there are four bedrooms; master having en suite shower room, there is a family bathroom/third WC. The rear garden is a good size and is laid to lawn. In addition there is a separate paddock adjoining the property, which is over 1 acre with 12ft x 12ft stables and turn out/lunge pen which is 15m x 20m and can be available to rent with separate negotiation.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed front door, radiator, stone flooring, leading to:

CLOAKROOM

Low level WC, vanity wash hand basin, radiator, double glazed window to side, radiator.

DINING ROOM 3.70m x 2.96m (max) (12'1" x 9'8" (max))

Double glazed window to front, double glazed French doors to side, radiator, opening into:

KITCHEN 4.63m x 2.14m (15'2" x 7'0")

Fitted kitchen with base and wall units, stone work surfaces over, ceramic sink and drainer, space for American fridge freezer, electric oven, separate electric hob, floor mounted oil boiler, integrated dishwasher and washing machine and microwave, single glazed window to side, double glazed window to rear.

LIVING ROOM 7.44m (max) x 4.46m narrowing to 3.42m

(24'4" (max) x 14'7" narrowing to 11'2")

Two double glazed windows and double glazed door to garden, storage cupboard, three radiators, inset ceiling spotlights, fireplace with woodburner, stairs to first floor.

ON THE FIRST FLOOR

LANDING

Radiator, access to loft space.

BEDROOM ONE 3.42m (max) x 3.11m (max) (11'2"

(max) x 10'2" (max))

Double glazed window to rear, radiator, access to loft space, door to:

EN SUITE SHOWER

Shower cubicle with rainfall mixer, single glazed windows to side and rear, wash hand basin with pedestal, low level WC, heated towel rail, inset ceiling spotlights.

BEDROOM TWO 3.92m narrowing to 3.31m x 3.43m

(12'10" narrowing to 10'10" x 11'3")

Double glazed window to rear, radiator, double and single wardrobes.

BEDROOM THREE 3.67m x 3.00m narrowing to 2.48m

(12'0" x 9'10" narrowing to 8'1")

Double glazed window to side, radiator, inset ceiling spotlights.

BEDROOM FOUR 3.70m x 2.00m narrowing to 1.46m

(12'1" x 6'6" narrowing to 4'9")

Double glazed window to side and front, radiator, inset ceiling spotlights.

FAMILY BATHROOM

Corner bath, separate shower cubicle with rainfall mixer, vanity wash hand basin, low level WC, single glazed window to side, heated towel rail, inset ceiling spotlights.

EXTERNALLY

To the rear of the property there is a laid to lawn garden with brick patio. The garden benefits from being South-Westerly facing and being enclosed by wood panel fencing, hedging and backing onto to open fields. Side gate leads to enclosed gravel courtyard and access to the large driveway to front providing ample parking plus DETACHED DOUBLE GARAGE with WORKSHOP to side.

Adjoining the property is the paddock which is over 1 acre and benefits from 12ft x 12ft stables and turn out/lunge pen which is 15m x 20m and is available to rent with separate negotiation.

AGENTS NOTE

Tenure: Freehold.

The adjoining paddock and stables are available to rent via separate negotiation.

Mains electricity, water are believed to be connected.

Private drainage (sewage treatment plant).

Oil fired central heating.

Council Tax Band: E

The neighbouring property (Hengaston Lodge) owns the initial driveway which Hengaston House has access over.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see 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.

