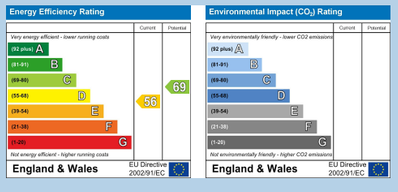
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP







MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.
None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

Leytor Taits Hill, Stinchcombe, Dursley, GL11 6PS

Price Guide
£520,000



SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOUSE IN SOUGHT AFTER LOCATION WITH GENEROUS PLOT OF 0.15 ACRES, NO ONWARD CHAIN, LARGE ENTRANCE PORCH/CONSERVATORY, SPACIOUS ENTRANCE HALL, LIVING ROOM, SEPARATE DINING ROOM, KITCHEN, DOWNSTAIRS SHOWER ROOM/SECOND WC, BEDROOM FOUR/STUDY, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, LANDING/STUDY AREA (POTENTIAL DRESSING ROOM), FRONT, REAR AND SIDE GARDENS, GARAGE PLUS DRIVEWAY PARKING FOR NUMEROUS VEHICLES. ENERGY RATING D.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

Leytor Taits Hill, Stinchcombe, Dursley, GL11 6PS

SITUATION
This property occupies a highly desirable location on the outskirts of Cam off Taits Hill, Stinchcombe. Properties in this location each have their own well proportioned plot with views to the surrounding countryside. The property is in a semi-rural location and also within easy reach of shopping facilities at the nearby towns of Dursley, Wotton-under-Edge and Cam. Supermarkets including Sainsbury's and Tesco's are within a few minutes drive and the centre of Dursley offers a number of independent retailers together with swimming pool, library and Rednock Comprehensive School with independent schooling in Stroud. Leisure facilities including rugby, cricket and a running club are located in the village and golf can be found at Stinchcombe Hill and Cotswold Edge. The Cam and Dursley 'Park and Ride' railway station is situated within a few minutes drive and has regular services to Gloucester and Bristol and onward connections to the national rail network. Stinchcombe village is well located for the A38 and M5/M4 motorway network.

DIRECTIONS
From Dursley town centre proceed north west out of the town on the A4135 continuing straight across at the first mini-roundabout. At the second mini-roundabout take the first exit onto the Dursley Road signposted Wotton-under-Edge, proceeding for approximately one mile and continue following the road as it bears to the right past the Yew Tree Inn. Continue for approximately half a mile and as the road bears to the right down the incline after the turning for Clingre Down, the property can be accessed by the first driveway on the left hand side. The property also has pedestrian access to the front via Clingre Down.

DESCRIPTION
This property has been in the same ownership for a number of years and offers flexible and versatile accommodation. The property has been extended to the rear with a two storey extension which has created a further bedroom and usable space. To the front of the property there is a good sized entrance porch/conservatory which gives access to the property. On the ground floor is a kitchen, lounge and separate dining room with study/double bedroom to the rear which also has access to the downstairs shower room. On the first floor there are a further three double bedrooms and family bathroom with a spacious landing which also has a lobby/study area. Externally the property has a front garden, spacious laid to lawn rear garden with new greenhouse, further garden to the side which is laid to lawn with brick built and separate wooden built garage and driveway parking for numerous vehicles. The property is offered with no onward chain. The property is understood to be Freehold, but is subject to first registration at Land Registry.

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).

ENTRANCE PORCH/CONSERVATORY 2.52m x 1.75m (8'3" x 5'8")
Double glazed windows and French door to front, single glazed door to:

ENTRANCE HALLWAY
Radiator, stairs to first floor.

LIVING ROOM 4.10m (max into bay) x 3.88m (13'5" (max into bay) x 12'8")
Double glazed window to side, double glazed bay window to front, radiator.

DINING ROOM 4.11m (max into bay) x 3.40 (13'5" (max into bay) x 11'1")
Double glazed window to rear, double glazed bay window to front, radiator.

KITCHEN 4.16m (max) x 2.82m (max) (13'7" (max) x 9'3" (max))
Fitted kitchen with base and wall units, roll top laminated work surfaces over, space and plumbing for washing machine, space for tall standing fridge freezer, electric and gas cooker point, stainless steel sink and drainer, two double glazed windows to sides, radiator.

REAR HALLWAY
Double glazed door to garden.

BEDROOM FOUR/OFFICE 3.63m x 3.42m (11'10" x 11'2")
Double glazed windows to side and rear, radiator.

SHOWER ROOM
Shower cubicle with electric shower, low level WC, vanity wash hand basin, heated towel rail, double glazed window to side.

ON THE FIRST FLOOR

LANDING
Double glazed window to front, radiator, leading to:

POTENTIAL DRESSING ROOM/LOBBY 2.84m x 2.32m (9'3" x 7'7")
Double glazed window to side, airing cupboard with hot water cylinder.

BEDROOM ONE 3.64m x 3.44m (11'11" x 11'3")
Double glazed window to rear, radiator.

BEDROOM TWO 3.66m x 3.40m (12'0" x 11'1")
Double glazed window to front, radiator.

BEDROOM THREE 3.66m x 3.37m (12'0" x 11'0")
Double glazed window to front, radiator.





FAMILY BATHROOM
Bath, low level WC, wash hand basin with pedestal, double glazed window to rear.

EXTERNALLY
Vehicular access is via Taits Hill Road which leads to external gravel parking area for three/four vehicles, there is a brick built GARAGE (5.18m x 3.35m) and a further wooden garage/storage shed (4.30m x 2.40m) with laid to lawn area to the side which has various shrubs. To the rear of the property is an extensively laid to lawn garden which has GREENHOUSE, SMALL STORAGE SHED, further POTTING SHED and hardstanding patio area to the side leading to the front of the property which has a further good sized laid to lawn front garden with flagstone walkway from the front door. Pedestrian access is given via Clingre Down.

AGENTS NOTE
Tenure: Understood to be freehold but the property is subject to first registration at Land Registry.
Council Tax Band: F.

All mains services are believed to be connected. Gas central heating.
Broadband: Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
The property has previously had a survey which has discovered wall tie failure. The sellers are willing to discuss options moving forward with a future buyer.

AGENTS NOTE TWO
The seller has approached the council in regards to the potential of building an Annexe in the garden with the outcome being positive. Whilst no formal decision was given, the advice said an Annexe could be accepted in principal (subject to planning and approval).

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.

