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Oak House St. Johns Road, Slimbridge,  
GL2 7DF

Asking Price  
**£720,000**



ATTRACTIVE DETACHED VILLAGE HOUSE SET IN GOOD SIZE GARDEN WITH VIEWS TOWARDS OPEN FIELDS AND CLOSE VILLAGE CENTRE, ENTRANCE HALL, CLOAKROOM/WC, LARGE LIVING ROOM, CONSERVATORY, SEPARATE DINING ROOM, KITCHEN/BREAKFAST ROOM, SPACIOUS UTILITY ROOM, STUDY, FOUR BEDROOMS, TWO WITH EN SUITE SHOWER ROOMS, FAMILY BATHROOM/FOURTH WC, GAS CENTRAL HEATING, DOUBLE GLAZING, BLOCK PAVED DRIVEWAY WITH PARKING FOR THREE/FOUR CARS, GARAGE/WORKSHOP, PART WALLED GARDEN, EXTENSIVE VIEWS, MUST BE SEEN. ENERGY RATING: C

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# Oak House St. Johns Road, Slimbridge, GL2 7DF

## SITUATION

Oak House is within a short distance of the village hall and historic parish church. This sought after village has a post office, village hall, primary school and is the home of the world famous Wildfowl Trust founded by the late Sir Peter Scott. Slimbridge is well placed for the M5 motorway via the nearby A38 for travel throughout the south-west. The adjoining village of Cam also has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with connections to the National Rail Network. A number of country walks are close by including the tow path of the Gloucester/Sharpness canal. The nearby Cotswold towns of Wotton-under-Edge, Tetbury and Cirencester along with the Cotswold Way are also within easy reach.

## DIRECTIONS

From the A38 follow the signs for Slimbridge and on entering the village proceed past the primary school on the left and pass the garage on the left hand side and Oak House will be found after 100 yards on the right.

## DESCRIPTION

This attractive spacious individual detached house was constructed approximately 35 years ago by a local builder as part of a small development of barn conversion and this one individual detached house. The owners have lived in the Oak House since new and the property has extremely spacious accommodation which has also been extended on the first floor to create a larger second bedroom and further ensuite shower room. The accommodation is approximately 2000 square feet and is accessed via a shared block paved section of driveway which gives access to the private block paved driveway and parking area for several cars and to attached garage/workshop. A pedestrian access leads to the side to the rear garden which is a particular feature of the property and is part walled with views over open countryside and of a good size. The internal accommodation has a most spacious bay fronted living room opening onto a conservatory, dining room leading extended kitchen/breakfast room, large utility room and study. On the first floor are four bedrooms, two having en-suite shower room, along family bathroom and further stairs lead to the boarded loft space. Oak House also benefits from gas fired radiator central heating, sealed unit double glazing and is situated in this excellent position in the village centre.

## 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

### ENTRANCE HALL

Having stairs to first floor, double glazed front door and side screen and understairs storage cupboard.

### CLOAKROOM

Vanity wash hand basin, WC, double glazed window and built-in cupboard.

### LOUNGE 7.16 widening to 7.84m x 4.44m (23'5" widening to 25'8" x 14'6")

Having double glazed window to side, double glazed bay window to front, stone fireplace with woodburner, radiator and patio door leading to:

### CONSERVATORY 4.07m x 2.46m (13'4" x 8'0")

Having double glazed surround, French doors to side and radiator.

### DINING ROOM 4.14m narrowing to 2.43m x 3.97m narrowing to 2.79 (13'6" narrowing to 7'11" x 13'0" narrowing to 9'1")

Having bay with patio doors to rear, double radiator, three wall light points.

### KITCHEN 4.55m x 3.99m.0.00m widening to 5.05m (14'11" x 13'1".0'0" widening to 16'7")

Having a range of wood fronted wall and base units with laminated work surfaces over incorporating built-in oven, breakfast bar, double glazed window to side and two to rear, plumbing for dishwasher, tiled flooring, single and double radiator, electric cooker point.

### UTILITY ROOM 3.22m x 2.54m (10'6" x 8'3")

Having wall mounted Worcester boiler supplying radiator central heating and domestic water, stainless steel single drainer sink unit, double glazed window to side, double glazed door to side, tiled floor, range of wall and base units, plumbing for washing machine.

### STUDY 3.42m x 2.58m (11'2" x 8'5")

Having double glazed window to side and radiator.

## ON THE FIRST FLOOR

### LANDING

Having stairs to loft space.

### BEDROOM ONE 5.12m narrowing to 3.34m x 4.35m narrowing to 2.01 (16'9" narrowing to 10'11" x 14'3" narrowing to 6'7")

Having range of fitted wardrobes and top boxes, radiator, further built-in wardrobe, double glazed windows to rear and side.

### EN SUITE SHOWER ROOM

Having range of fitted cupboards incorporating vanity wash hand basin, fully tiled walls, stainless steel towel rail, WC, large shower cubicle with mixer shower and jets, tiled walls and floor

### BEDROOM TWO 5.17m narrowing to 1.80m x 5.34m narrowing to 1.58 (16'11" narrowing to 5'10" x 17'6" narrowing to 5'2")

Having double glazed window to rear, three roof lights, double built-in wardrobe, further built-in single wardrobe, two radiators, part vaulted ceiling.

### EN SUITE SHOWER ROOM

Stainless steel ladder towel rail, shower cubicle with mixer shower, range of cupboards incorporating vanity wash hand basin, WC with concealed cistern, roof light and tiled walls.

### BEDROOM THREE 3.37m x 2.80m (11'0" x 9'2")

Having double glazed window, radiator and fitted wardrobe.

### BEDROOM FOUR 3.88m x 2.34m widening to 2.80m (12'8" x 7'8" widening to 9'2")

Having double glazed window, built-in wardrobe and radiator.

### BATHROOM

Having bath with mixer shower over, vanity wash hand basin and WC, tiled walls..

## EXTERNALLY

To the front of the property small section of block paved driveway leads to private block paved driveway. The front garden is enclosed with an array of shrubs, flower borders, parking for several cars leading to attached GARAGE/WORKSHOP 5.40m x 2.72m widening to 4.48m having roller door, loft space, double glazed windows and door to side. Pedestrian access leads to brick and timber SHED 2.80m x 2.11m. A gate leads to the side pathway and onto the rear garden, which has attractive tall brick walling to side and is extensively laid to lawn with shrub and flower borders, two ponds, apple tree, raised covered patio area, further patio area and views to side towards open fields.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected. Gas fired radiator central heating.

Council Tax Band: F

Rights of way: small shared section of driveway.

The sellers confirm the property has never flooded and is not in a flood risk area.

Broadband: Fibre - Fibre to the Cabinet

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## 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.

