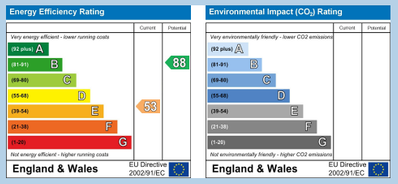
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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Alton House Kingscote, Tetbury, GL8 8XZ

Price Guide

£950,000



IMMACULATELY PRESENTED AND SUBSTANTIALLY EXTENDED DETACHED HOME, OPEN PLAN KITCHEN/DINING ROOM WITH NUMEROUS BI-FOLD DOORS TO GARDENS, BACKING AND SIDING ONTO OPEN FIELDS WITH FAR REACHING VIEWS, UPDATED THROUGHOUT, DOUBLE GARAGE WITH WORKSHOP PLUS AMPLE PARKING, ENTRANCE HALL/BOOT ROOM, DOWNSTAIRS SHOWER ROOM, SITTING ROOM, DINING ROOM, KITCHEN/DINING ROOM, FOUR FIRST FLOOR BEDROOMS, FAMILY BATHROOM, MASTER WITH VAULTED CEILING DRESSING AREA AND DUAL ASPECT VIEWS, TWO WOOD BURNERS. ENERGY RATING: E.

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

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

The Property Ombudsman
propertymark

Alton House Kingscote, Tetbury, GL8 8XZ

SITUATION

This property is situated in Kingscote which is a sought after village in the Cotswold District of Gloucestershire and benefits from its rural setting whilst still being located close to transport routes. Within close proximity of the property is the Hunters Hall Inn which is a traditional restaurant and bar, a bus stop is also close by. The property is within six miles of the town of Nailsworth and is under five miles from the nearest town of Dursley which has a range of facilities including local traders, Sainsbury's supermarket along with primary and secondary schooling.

DIRECTIONS

If travelling from Dursley, proceed out of town on the A4135 passing the church on your left hand side, at the next roundabout take the second exit signposted Tetbury on the A4135 and continue on the A4135 for approximately four miles, when you approach the Hunters Hall Inn which will be on your right hand side, take the first turning on the left and the property occupies a corner plot position and is accessible by the first turning on the left hand side opposite the Matara Centre.

DESCRIPTION

This property has been in the same ownership for seven years and has been completely renovated from top to bottom including a two storey extension, an open plan 'L' shaped kitchen/diner with high quality worktops and units and full modernisation throughout. This home occupies a good sized plot with gardens to front, side and rear with double garage and workshop with driveway providing ample parking whilst siding and backing onto open fields with far reaching views. Internally, the property briefly comprises; entrance hallway/boot room, shower room, living room, dining room and open plan kitchen/diner and numerous bi-fold doors to garden. On the first floor there are three double bedrooms plus single/office and bathroom. Further features include mullion windows with new double glazing throughout, double glazed lanterns and underfloor heating to the open plan room, two wood burners and vaulted ceiling to the master bedroom.

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 HALLWAY/BOOT ROOM 2.45m x 1.75m (8'0" x 5'8")

Double glazed front door, double glazed window to front, radiator.

SHOWER ROOM

Shower cubicle with mixer, vanity wash hand basin, radiator, low level WC, double glazed windows to front and rear, storage cupboard.

LIVING ROOM 5.44m x 3.31m (17'10" x 10'10")

Double glazed window to front, radiator, woodburner, storage cupboard, opening into:

OPEN PLAN LIVING/DINING ROOM 12.68m x 3.93m (41'7" x 12'10")

Three double glazed bi-fold doors to garden, two double glazed roof lanterns, underfloor heating, opening into:

KITCHEN/DINING ROOM 5.24m x 4.94m (17'2" x 16'2")

High quality fitted kitchen with base and wall units, Quartz worktops over, centre island/breakfast bar with lights, double electric oven, separate hob with extractor over, double ceramic Belfast sink, space for American fridge freezer, integrated dishwasher, integrated washing machine, double glazed windows to front and side.

DINING ROOM 4.54m (max) x 3.64m (max) (14'10" (max) x 11'11" (max))

Double glazed window to front, wood burner, radiator, stairs to first floor.

ON THE FIRST FLOOR

LANDING

Access to loft space, double glazed window to rear.

BEDROOM ONE 4.86m narrowing (15'11" narrowing)

Double glazed windows to front side and rear, vaulted ceiling, two radiators, dressing area.

BEDROOM TWO 3.47m x 3.43m (11'4" x 11'3")

Double glazed window to front, radiator, built in wardrobe.

BEDROOM THREE 3.46m x 3.46m narrowing to 2.87m (11'4" x 11'4" narrowing to 9'4")

Double glazed window to front, radiator, wardrobe area.

BEDROOM FOUR/OFFICE 2.60m (max) x 2.46m (max) (8'6" (max) x 8'0" (max))

Double glazed window to rear, radiator, storage cupboard.





BATHROOM

Freestanding bath, wash hand basin with pedestal, low level WC, two double glazed windows to rear, heated towel rail.

EXTERNALLY

The property benefits from laid to lawn gardens to front, side and rear. The rear garden has patios and steps to stone gravel driveway providing ample parking. There is a DOUBLE GARAGE with twin up-and-over doors and attached workshop to side. The gardens are enclosed by wood panel fencing, wall and trees.

AGENT NOTES

Tenure: Freehold.
Services: Mains electricity and water are connected.
Oil central heating plus private drainage (septic tank).
Council Tax Band: F
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.

