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Myut The Common, Berkeley Heath,  
Berkeley, GL13 9ER

Asking Price  
**£629,000**



INDIVIDUAL EXTENDED DETACHED COTTAGE IN SEMI RURAL LOCATION, OFFERING SPACIOUS ACCOMMODATION. SITTING ROOM, KITCHEN/BREAKFAST ROOM, LIVING ROOM, DINING ROOM, STUDY/BEDROOM FIVE, CONSERVATORY, UTILITY ROOM, CLOAKROOM, FOUR FIRST FLOOR BEDROOMS, MASTER WITH DRESSING ROOM AND EN-SUITE, FURTHER FAMILY BATHROOM/THIRD WC, OFF ROAD PARKING FOR FOUR CARS, GARAGE, ENCLOSED GARDENS. ENERGY RATING: D

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





# Myut The Common, Berkeley Heath, Berkeley, GL13 9ER

## DIRECTIONS

Approaching Berkeley from the A38 on the west side of the M5 between Gloucester and Bristol. From the A38 take the B4066, continue for approximately 700m taking the left turning on to The Common and the property is located within approximately 75m on the right hand side.

## SITUATION

This property is located in The Common in Berkeley Heath, which is a semi-rural location within one mile of Berkeley town centre. The historical market town has a range of shops along with primary school and doctors. The town is well know for its Castle and Jenner Museum. Berkeley is well placed for travelling throughout the south west via the A38 and M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. The nearby village of Cam has a 'Park and Ride' railway station with onward connections to the National Rail network.

## DESCRIPTION

This detached house is thought to date back approximately 150 years and has had a number of extensions over the last 50 years to create the spacious four bedroom accommodation set in the good sized garden with off road parking for three plus cars and garage. The property backs onto fields and is located on a single track road, conveniently located for both the A38 and Berkeley town centre. Myut is accessed via entrance hall leading to sitting room, which is the original part of the property with brick fireplace housing gas woodburner effect fire, this in turn leads into spacious kitchen/breakfast room with adjoining utility room and cloakroom. The utility gives access to the conservatory, which overlooks the attractive rear garden. There is a spacious dining room, which opens into living room and a ground floor study. The four bedrooms can be found on the first floor along with, the master with en-suite dressing room and shower room. There is also a family bathroom/third WC. Externally the property is accessed from this single track road and there is ample off road parking for four cars to the front of the property together with an attached garage. The rear gardens are a particular feature of the property and extend to approximately 100 feet and overlook a field to the rear. All mains services are connected and the property benefits from gas fired radiator central heating. This accommodation must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

## 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 HALL

Having double glazed front door and side screen, radiator and under stairs storage cupboard.

## SITTING ROOM 4.0m x 2.71m (13'1" x 8'10")

Having double radiator, brick fireplace with gas woodburner effect fire and two wooden double glazed windows to front.

## LIVING ROOM 4.2m x 4.13m (13'9" x 13'6")

Having brick fireplace with woodburner, laminate flooring, double radiator, window to front and opening to:

## DINING ROOM 4.9m x 4.07m (16'0" x 13'4")

Having laminate flooring, bi-fold doors to rear, double glazed window and radiator.

## KITCHEN/BREAKFAST ROOM 6.03m max x 3.57m max (19'9" max x 11'8" max )

An 'L' shaped room with a range of wall, tall and base units with wooden worksurfaces over, inset enamel one and half bowl single drainer sink unit, integrated dishwasher, two rooflights, space for range style cooker with cooker hood over, ceramic tiled floor, radiator, wall mounted gas boiler supplying radiator central heating and domestic hot water.

## UTILITY

Having single drainer sink unit, plumbing for washing machine and roof light.

## CLOAKROOM

Having wash hand basin, WC and roof light.

## CONSERVATORY 3.39m x 2.25m (11'1" x 7'4")

Having double glazed windows to rear and French doors to side.

## STUDY/BEDROOM FIVE 4.03m x 2.85m (13'2" x 9'4")

Having wooden double glazed window to rear, door to side, radiator and door to garage.

## ON THE FIRST FLOOR

Landing with access to loft space.

## BEDROOM ONE 4.0m x 3.25m plus recess (13'1" x 10'7" plus recess)

Having two double glazed windows to rear, radiator, built in cupboard and door to dressing room having double glazed window.

## EN-SUITE SHOWER ROOM

Having shower cubicle with electric shower, wash hand basin, WC and stainless steel ladder towel rail.

## BEDROOM TWO 4.34m x 2.68m (14'2" x 8'9")

Having double glazed window and radiator.

## BEDROOM THREE 2.85m x 2.36m (9'4" x 7'8")

Having double glazed window and radiator.

## BEDROOM FOUR 2.95m x 1.41m (9'8" x 4'7" )

Having double glazed window and radiator.

## BATHROOM

Having ladder towel rail, bath with mixer shower over, WC and wash hand basin.

## EXTERNALLY

To the front of the property there is a block paved parking area for four cars leading to attached GARAGE (571m x 2.92m) having up and over door. The rear garden is a particular feature of the property and is enclosed by hedging and extensively laid to lawn and has kitchen garden and greenhouse. There is a large patio area with pergola with mature grapevine directly to the rear of the property.

## AGENT NOTES

Tenure: Freehold  
All mains services are connected.  
Gas fired radiator central heating.  
Council Tax Band: 'E'  
Broadband: Fibre to the Premises.  
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.

