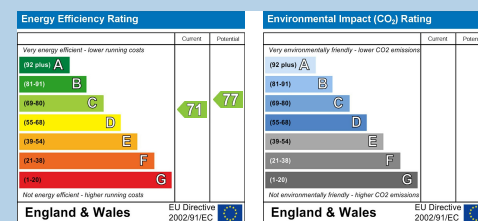




Approximate Gross Internal Area 1740 sq ft - 162 sq m
Ground Floor Area 1204 sq ft – 112 sq m
First Floor Area 536 sq ft – 50 sq m



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.

Weavers Cottage Bristol Road Cambridge GL2 7BG

Price Guide
£475,000



THIS SPACIOUS AND VERSATILE DETACHED FAMILY HOME HAS THE PERFECT BLEND OF TRADITIONAL ELEGANCE AND MODERN LIVING. COMPRISING; GRAND HALLWAY LEADING THROUGH TO TWO OPEN PLAN SPACIOUS RECEPTION ROOMS, AND LARGE KITCHEN/DINING ROOM, TWO OF THE FOUR WELL PROPORTIONED BEDROOMS ARE SITUATED ON THE GROUND FLOOR WITH JACK & JILL BATHROOM. THE FIRST FLOOR OFFERS TWO FURTHER DOUBLE BEDROOMS WITH STORAGE AND MODERN SHOWER ROOM. EXTERNALLY THE ENCLOSED GARDENS PROVIDE A PRIVATE SANCTUARY, WITH GATED DRIVEWAY OFFERING AMPLE OFF ROAD PARKING, EPC C AND GAS CENTRAL HEATING.

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Weavers Cottage Bristol Road, Cambridge, GL2 7BG

SITUATION

Weavers Cottage occupies a pleasant position on Bristol Road in the village of Cambridge. The property is well placed for commuting to larger centres throughout the South West via the nearby M5/M4 motorway network. The adjoining village of Cam has a Park and Ride railway station with regular services to Gloucester, Bristol and with connections to the National Rail Network. Cam also has a range of shops including Tesco supermarket.. There are numerous country walks close to the cottage and the property backs on to a small wood with direct access onto public footpaths that lead to the adjoining village of Slimbridge which has a primary school, village hall, parish church along with the canal and Slimbridge Wildfowl & Wetlands Trust.

DIRECTIONS

The property is located just over three miles from Junction 13 of the M5 motorway. From Junction 13, follow the signs towards Dursley and continue for approximately three miles into the village of Cambridge. The property can be found around 200 metres beyond The George Inn. If approaching from Dursley, follow the A4135 towards Slimbridge. At the roundabout with the A38, take the right-hand exit and continue for approximately 250 metres. Weavers Cottage will be found on the left-hand side.

DESCRIPTION

This impressive chalet style bungalow offers generous and versatile accommodation throughout. The ground floor features three interconnecting reception rooms, creating an excellent open plan space for family living and entertaining. A spacious entrance hall provides ample storage and leads to all principal rooms, while an attractive staircase leads to the first floor. The welcoming lounge, complete with a wood burning stove, flows through to the family room and modern kitchen/dining room. Two bedrooms and a family bathroom complete the ground floor. Upstairs, there are two further double bedrooms, useful storage space, and a larger than average shower room. Externally, a gated entrance opens onto a substantial driveway with ample off road parking,

front gardens, a turning area, rose garden, and pond. To the rear is a private, enclosed west facing garden. The current owner has sympathetically enhanced the property, including the installation of a modern fitted kitchen and contemporary shower room. Offering spacious accommodation in a desirable setting, this property must be viewed to be fully appreciated.

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

CANOPY PORCH

HALLWAY

Spacious hallway connecting all ground floor accommodation, having radiator, large built in storage cupboard with light, access to rear door leading into garden, and featuring attractive staircase to the first floor.

LOUNGE 6.00m x 4.01m (19'8" x 13'1")

Having access from the hallway and with large opening to the family room, radiator, attractive fireplace with woodburning stove and patio doors leading out onto the rear garden.

FAMILY ROOM 5.50m x 3.00m (18'0" x 9'10")

This unique space comes into its own with floor to ceiling double glazed panels to the front providing a natural flood of light through the ground floor, with radiator, ceiling lights and views of the rose garden and pond, this space is perfect for relaxing or entertaining. A large opening leads through to:

BREAKFAST/DINING ROOM 3.40m x 3.30m (11'1" x 10'9")

Having dual aspect windows to front and side, radiator and tiled flooring, ideal dining space for the family with built-in cupboards and designed space for a fridge freezer, an opening to:



KITCHEN 4.80m x 2.30m (15'8" x 7'6")

Modern high gloss units with granite worktops over incorporating sink and drainer and space for appliances, extractor, double glazed window and door to side.

GROUND FLOOR BEDROOM THREE 4.00m x 3.20m (13'1" x 10'5")

Spacious with two large built-in wardrobes providing ample storage, radiator and double glazed window to rear, a door leads to:

JACK AND JILL FAMILY BATHROOM

This ground floor bathroom comprises: White suite with bath with mains shower over, WC and wash basin, ladder radiator and double glazed window to side, a second door leads to the inner hallway providing access for day visiting guests.

OFFICE/BEDROOM FOUR

This versatile room is currently used as a boot room, having radiator and double glazed window to rear there are options of fourth bedroom or office space.

ON THE FIRST FLOOR

LANDING

An attractive staircase provides access up to the first floor with high ceiling and loft access along with storage cupboard.

BEDROOM TWO 3.60m x 3.50m (11'9" x 11'5")

Double bedroom with bespoke built-in storage drawers and built-in wardrobe providing ample storage, a double glazed window to the rear offers views of countryside across to the attractive Slimbridge church steeple.

BEDROOM ONE 4.30m x 4.20m (14'1" x 13'9")

Having two double glazed dormer windows to the front providing natural light, radiator and built in storage,

SHOWER ROOM

Modern and contemporary feel, with large shower cubicle with glazed screen and mains shower, WC and vanity wash basin with glass shelving below, ladder radiator and double glazed window to side.



EXTERNALLY

Externally, the property benefits from gated access to the front leading to a generous gravel driveway, providing ample off road parking and turning space. The attractive frontage features an ornamental pond, rose garden, raised beds, and mature hedging, offering a high degree of privacy. To the rear, the enclosed west facing garden is mainly laid to lawn, complemented by an attractive decked seating area ideal for outdoor dining and entertaining. Additional features include a log store and a substantial walk through storage shed positioned to the side of the property.

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.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: D
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

