ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

The Granary St. Johns Road, Slimbridge, GL2 7DF

£1,850 PCM













Well presented four bedroom character cottage in idyllic village location. Accommodation comprises of entrance hall, modern kitchen/breakfast room with appliances, separate living and dining rooms, downstairs wc, family bathroom and four bedrooms including master with ensuite shower. Externally the property has an enclosed garden with lawn, driveway and large garage. Gas heating. Tax Band E. Energy Rating D.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk

The Property Ombudsman · Approved Code · propertymark

The Granary St. Johns Road, Slimbridge, GL2 7DF

Situation

The Granary occupies a pleasant position tucked off the main road in Slimbridge village and is within a short distance of Slimbridge primary school. Slimbridge also has a small shop, post office, village hall, historic parish church and is the home of the world famous Wild Fowl and Wetlands Trust. The adjoining village of Cam has a growing range of facilities including Tesco Supermarket, post office, chemist, doctors and dentist surgeries and a busy park and ride railway station with regular services to the larger centres of Gloucester, Cheltenham, Bristol and Bath with connections to the National Rail Network. Slimbridge is also well placed for junctions 13 and 14 (north and south) of the M5 motorway.

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

Radiator and tiled flooring,

Kitchen/Breakfast Room 4.89m x 2.84m (16'0" x 9'3")

Range of wall and base units, ceramic sink, integrated double oven, gas hob, dishwasher, washer/dryer, under counter fridge, tiled flooring, radiator, gas boiler and two double glazed windows.

Dining Room 4.95m x 3.23m (narrowing to 1.87m) (16'2" x 10'7" (narrowing to 6'1"))

Tiled flooring, radiator and three double glazed windows.

Living Room 7.92m x 4.89m (narrowing to 2.90m) (25'11" x 16'0" (narrowing to 9'6"))

Central decorative fireplace, tiled flooring, two radiators and three double glazed windows.

Downstairs WC

Wash basin, wc, radiator, tiled flooring and double glazed window.

Stairs to First Floor Landing

Timber staircase, matted flooring, airing cupboard, radiator and double glazed window.

Bedroom One 3.37m x 3.30m (narrowing to 1.98m) (11'0" x 10'9" (narrowing to 6'5"))

Built in open wardrobe, laminate flooring, radiator and double glazed window.

Ensuite Shower

White suite comprising of wc, vanity wash basin, double shower cubicle, vinyl flooring, radiator and double glazed window.

Bedroom Two 5.13m x 2.89m (extending to 3.55m) (16'9" x 9'5" (extending to 11'7"))

Two built in open wardrobes, matted flooring, two radiators and two double glazed windows.

Bedroom Three 3.37m x 2.39m (extending to 3.81m) (11'0" x 7'10" (extending to 12'5"))

Timber flooring, built in storage cupboard, radiator and double glazed window.

Bedroom Four 2.58m x 2.19m (extending to 3.29m) (8'5" x 7'2" (extending to 10'9"))

Built in open wardrobe, matted flooring, radiator and double glazed window.

Bathroom

White suite comprising of wc, wash basin, bath, tiled flooring, radiator and double glazed window.

Externally

Garden laid to lawn and enclosed by five-bar gate, driveway with parking for several vehicles, garage with power, further side garden. The property is accessed via a shared driveway from the main road.

Agents Note

Available Date: 5th December 2026
Managed by Agency
Holding Deposit: £426
Tenancy Deposit: £2134
Council Tax Band: E
Energy Rating: D
Minimum Annual Income Requirement: £55,500
Unfurnished
Utilities: Mains Gas, Electric, Water and Sewerage are connected.
Standard Meters
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.