GOSSINGTON COTTAGE

SLIMBRIDGE

WHITAKER SEAGER

GOSSINGTON COTTAGE, GOSSINGTON, SLIMBRIDGE, GLOUCESTER, GL2 7DN

SET IN 1.16 ACRES, A DETACHED 3 BEDROOM PERIOD HOME WITH BEAUTIFUL GARDENS.

Description

Set within gardens and grounds of 1.16 acres lies this charming detached period home, The property provides beautifully presented family accommodation that is both exceedingly versatile and rich in character. From a pretty entrance porch, the main door opens to inner hall from which access is gained to the living space. The cosy sitting room enjoys a double aspect outlook, and a large red brick fireplace with bread oven and woodburner inset. This is further complimented by a snug/study, also providing a double aspect outlook. The family dining room, adjoining the kitchen is particularly impressive, boasting a window to the rear garden and French door opening to the front garden. A fireplace with inset log fire forms a focal point to the room. The wonderful family kitchen with vaulted ceiling has been thoughtfully designed, providing room for dining and French doors to the rear garden. A range of wall and base units offer plentiful storage whilst Corian worktops further enhance the style of the room. Appliances include a range cooker and integral dishwasher. From the kitchen a door opens to a large boot room/utility, also with vaulted ceiling and a door to the garden. From the hallway a door also leads to family bathroom with shower over the bath, whilst a staircase rises to the first floor. Positioned on the first floor are three bedrooms. Two enjoying an outlook to the front garden and Cam Peak beyond. Spanning the width of the house, the main bedroom is most impressive with views to the front and rear elevation and being served by en suite WC.

Guide price

£550,000

Government Guidelines - Covid19: Please request a video tour of this property prior to booking a viewing.
Bristol -23.4 miles
Cheltenham - 20.5 miles
Gloucester - 17.6 miles
The property is registered across three titles. One benefiting from Possessory title which was eligible for Title Absolute back in 2002.

• Entrance Porch & Hall • Sitting Room • Snug/Study • Dining Room • Kitchen/Breakfast Room • Bedroom 1 with Ensuite WC • 2 Further Bedrooms • Family Bathroom • 2 Bay Carriage House and Attached Garage • Gardens and Grounds 1.16 Acres

Outside

The property is set within the most wonderful gardens and grounds. In total these equate to 1.16 acres. A gravel driveway sweeps around to a 19'11' x 17'7 bay Carriage House with attached garage, plus additional hard standing, all of which provide parking for multiple vehicles. Formal gardens extend to the front and rear of the house, laid to lawn and including a large pretty fish pond. The area has been cleverly planted with a variety of borders affording interest and colour. There is a well and original pump together with a small outhouse tucked away in the far corner. A further section of garden to the rear offers a comprehensive range of vegetable beds, a potting shed, greenhouse and fruit cages, all of which will undoubtedly excite the keen gardener. A Pergola offers an ideal spot for evening entertaining. Adjoining the garden and following the road south, is a further strip of land, creating opportunity to keep chickens or other small animals.

Location

The property is situated in the hamlet of Gossington which falls with the Parish of Slimbridge and boasts views over open countryside, the Forest of Dean and the Cotswolds. The village of Slimbridge which is situated just 0.7 miles away offers a primary school, Parish Church, Village Hall and Public Houses. Neighbouring Cam provides further day-to-day facilities including a doctors and dentist surgery, provides yet further shopping opportunities, recreational and educational facilities. Communications in the area are superb with the M5 motorway being positioned just 6 miles away. This provides access to the major towns and cities of the region including Bristol, Gloucester and Cheltenham. Mainline railway services to Bristol are available from Cam station just 2 miles away and to London Paddington from Stonehouse and Stroud stations.

General Information

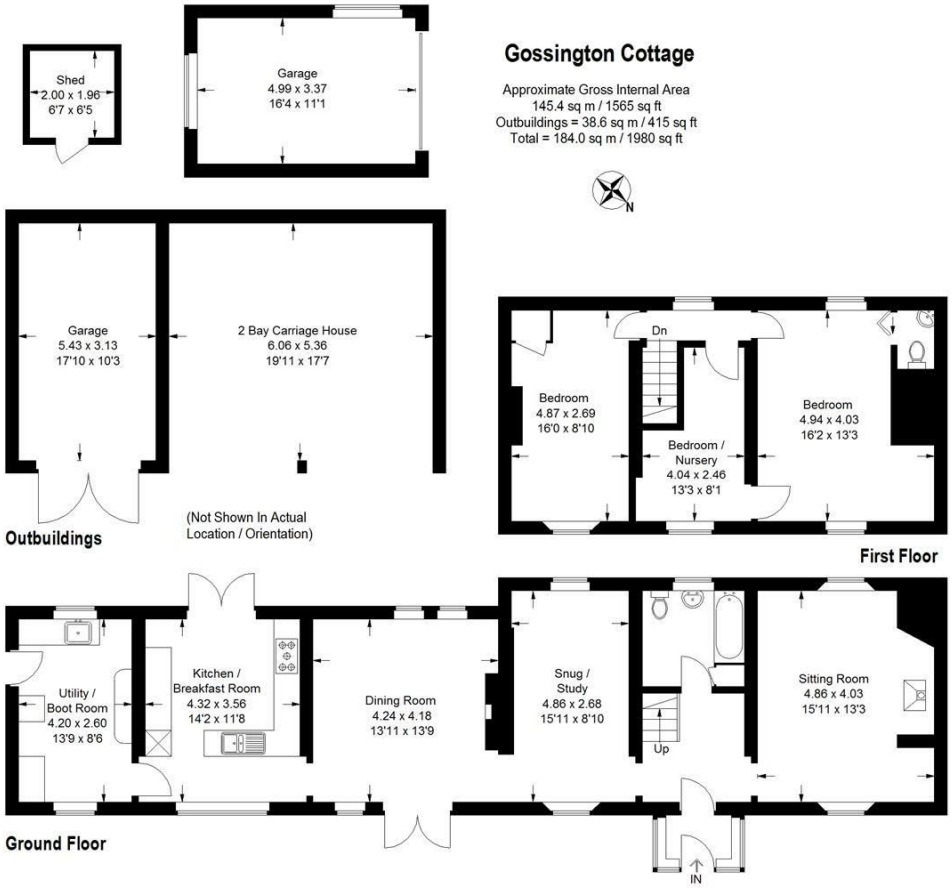
Tenure: Freehold

Postcode: GL2 7DN

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band E and EPC rating D



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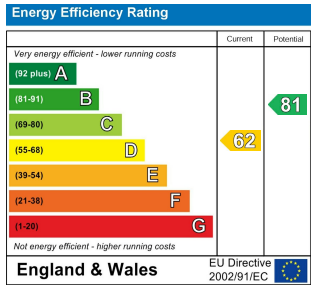

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