



## Holly Tree House, The Broadway, Dursley, Gloucestershire, GL11 6AG

A beautifully presented and Substantial 1930s Detached Family Home occupying a stunning elevated position above Dursley Town and close to Stinchcombe Hill Golf Course with stunning 180 degree views towards Uley and Gloucester. Holly Tree House has been well maintained and improved by the current owners with large light and airy living accommodation including a 27' through Living Room with patio doors leading onto a large terraced patio, taking full advantage of the open views.

## Offers In Excess Of £625,000

- Substantial 1930s Detached Family Home
- Five Bedrooms
- 27' Living Room & Downstairs Study
- 17' Luxury Kitchen/Breakfast Room
- Stunning Views & Landscaped Garden





## DESCRIPTION

A beautifully presented and Substantial 1930s Detached Family Home occupying a stunning elevated position above Dursley Town and close to Stinchcombe Hill Golf Course with stunning 180 degree views towards Uley and Gloucester.

Holly Tree House has been well maintained and improved by the current owners with large light and airy living accommodation including a 27' Living Room with patio doors leading onto a large terraced patio, taking full advantage of the open views. The Luxury Kitchen/Breakfast Room is a particular feature of the property being fitted to a high standard with Granite worktops, centre island, fitted appliances including a large Range cooker, and under floor heating. Completing the ground floor there is a Study and Cloakroom with stairs leading to first floor with Master Bedroom Suite, three further Bedrooms, a Family Bathroom and staircase leading to superb Attic Conversion. The property has gas fired central heating and double glazing. Outside there are lovely mature landscaped gardens with large sun terrace, lawns, fruit trees, useful Summer House plus Additional Outside Games

Room/Den (currently used as a music room). The property is approached via a private driveway off The Broadway and there is a detached garage with an electrically operated up and over door, plus additional car parking.

## SITUATION

The location of this house is delightful, set beneath the wooded slopes of Stinchcombe Hill in a highly sought after area, yet conveniently close and within walking distance of the town centre amenities in Dursley. Within the town there are supermarkets, local shops, library, swimming pool and sports centre and Rednock senior school. Sporting amenities including Stinchcombe Hill renowned golf course, polo at Badminton, shooting, Gloucester, Bath and Bristol Rugby clubs and excellent walks along the famous Cotswold Way footpath. Communications to the larger cities of Bristol, Gloucester and Cheltenham are accessible by the A38/M5 motorway and there is a main line train station at Box Road, Cam (2 miles approx.) serving Bristol, Parkway and London Paddington via Gloucester.

## DIRECTIONS

From our office turn right and proceed towards May Lane and the Old Spot pub. Turn right passing the pub and continue up the road bearing left onto The Broadway and the property can be found on the left hand side identified by our 'For Sale' board.

## VIEWINGS

For an appointment to view please contact: Besley Hill Town & Country Homes, 18 Parsonage Street, Dursley, Glos, GL11 4EA. Telephone: 01453 542395 or email: [dursley@besleyhill.co.uk](mailto:dursley@besleyhill.co.uk)

## AGENTS NOTES

Besley Hill would like to draw to your attention that these particulars are for guidance purposes only and do not constitute part of an offer or contract. Any areas, measurements and distances are approximate, the plans, text, photographs are for guidance only and not necessarily comprehensive. Purchasers must satisfy themselves by

inspection or otherwise and it should not be assumed that the property has all necessary planning, building regulations and other consents. Prospective purchasers should not rely on this information and should get their solicitor to check the plans and specification attached to their contract.

#### **ENTRANCE**

Double glazed front door to entrance porch with door leading to entrance hall. Engineered Oak flooring, twin panelled radiator and double glazed window to front. Useful under stairs storage cupboard and downlighters.

#### **CLOAKROOM**

Having vanity wash hand basin, low level WC, ladder radiator, vanity mirror/light and downlighters.

#### **LIVING ROOM 27' 3" x 11' 9" (8.31m x 3.58m)**

With feature Limestone open fireplace and inset Living Flame gas fire. Two twin panelled radiators, built in bookcase/drinks cabinet with glazed doors. Double glazed patio doors onto

large terrace patio (ideal for outside entertaining) with fabulous views towards Cam Peak and up the Uley Valley. Opening to Luxury Kitchen/Breakfast Room.

#### **LUXURY KITCHEN/BREAKFAST ROOM 17' 7" x 11' 3" (5.36m x 3.43m)**

Fitted with an excellent range of cream fronted base units incorporating Granite worktop surfaces having drawers and cupboards under. Wall storage cupboard, integrated wine rack, centre island and a host of integrated appliances including dishwasher, washing machine, tumble dryer, wine cooler, tall fridge/freezer and Britannia Range cooker including double oven and six ring hob unit with contemporary style extractor hood over. Slate style flooring with under floor heating, down lighters, pull out larder cupboard, double glazed windows to front and rear and UPVC double glazed door to garden. Vaillant gas fired combination boiler concealed in a cupboard supplying central heating and domestic hot water circulation.

#### **STUDY 8' 5" x 7' 3" (2.57m x 2.21m)**

With polished engineered Oak flooring, double glazed window and glazed door to garden.

#### **LANDING**

From the entrance hall there is a staircase to first floor landing with large double glazed frosted stained glass window with built in storage cupboards and downlighters.

#### **MASTER BEDROOM 15' 4" x 11' 6" (4.67m x 3.51m)**

With twin panelled radiator, double glazed windows to rear with fantastic views across the town to Cam Peak and the Uley Valley. Downlighters and built in double wardrobe with glazed mirror doors.

#### **ENSUITE SHOWER ROOM**

Having corner walk in shower unit with mains shower and glazed shower doors. Vanity wash hand basin, WC, half ceramic tiled walls, ladder style radiator and ceramic tiled floor. Downlighters, double glazed window and automatic air







extractor fan.

**BEDROOM TWO 14' 6" x 12' 0" (4.42m x 3.66m)**

With panelled radiator, double glazed window to rear with fantastic views and downlighters.

**BEDROOM THREE 12' 9" x 12' 0" (3.89m x 3.66m)**

With panelled radiator and double glazed window with views to rear.

**BEDROOM FOUR 10' 9" x 7' 6" (3.28m x 2.29m)**

With panelled radiator and double glazed window to front.

**FAMILY BATHROOM**

Having panelled bath with shower over, pedestal wash hand basin, low level WC and ladder radiator. Part tiled ceramic walls and double glazed window to front.

**ATTIC CONVERSION 27' 2" x 14' 3" (8.28m x 4.34m)**

From the first floor landing there is a doorway and staircase to

attic bedroom. An impressive room with high ceilings and exposed timbers. Two panelled radiators and two double glazed windows to front and rear enjoying panoramic views. There is a sitting room/cinema room area with spot lights and access to attic storage.

**ATTIC STORE ONE 13' 0" x 7' 6" (3.96m x 2.29m)**

**ATTIC STORE TWO 7' 10" x 7' 6" (2.39m x 2.29m)**

**OUTSIDE**

**GAMES ROOM//DEN 13' 5" x 11' 5" (4.09m x 3.48m)**

With power and light, double glazed window, wood laminate flooring. Currently used as a music room but this would make an ideal office or workshop/hobbies room store.

**GARAGE 17' 6" x 9' 9" (5.33m x 2.97m)**

With electrically operated up and over door, power and light. Plus additional parking area to the side.

**GARDEN**

The landscaped gardens are a particular feature of the property with extensive lawns, rockeries, numerous mature shrubs, bushes and fruit trees including two apple, damson, pear and fig. There are raised vegetable gardens, two useful timber stores, a Summer House with power and light, ornamental fish pool and a large terraced patio ideal for alfresco entertaining. The views from the terrace and the gardens of this property to the rear are fantastic with panoramic aspect and having stunning 180 degree views towards Uley and Gloucester.





## Tenure

Freehold

## Council Tax Band

E

## Viewing

## Arrangements

Strictly by appointment

## Contact Details

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