



## Abwell House, Abwell, Berkeley, Gloucestershire, GL13 9RN

This stunning four bedroomed detached modern family home is set in a Village location overlooking the Cricket Club and is close to open countryside. The gardens have a sunny South-West aspect and the property benefits from a garage with driveway parking and studio/hobbies room.

## Guide Price £495,000

- Stunning Detached Family Home
- Four Bedrooms
- Bathroom Plus En-Suite
- Lounge With Wood-Burner
- Open Plan Kitchen/Dining Room





## Property Description

This stunning detached modern family home is set in a Village location overlooking the Cricket Club and is close to open countryside. The individual property offers beautifully equipped open plan accommodation having a light and airy feel, with high quality fittings including a fabulous two tone cream and Oak kitchen with Granite worktops and integrated appliances, along with adjoining utility room. The lounge boasts a bay window to the front, wood burning stove and bi-fold doors opening through to the dining room/kitchen. This leads directly onto a lovely conservatory/garden room flooding light into the back of the property. A study and cloakroom complete the ground floor accommodation with generous entrance hallway and dog legged staircase with feature arched window leading to the first floor landing. There are four bedrooms to the first floor and a well-equipped contemporary style bathroom. The master bedroom has a range of built-in wardrobes and a luxury en-suite shower room. The property benefits from gas fired central heating and double glazing. This wonderful home offers ready to move into accommodation having tasteful décor and

fitted floor coverings. Outside the gardens are a particular feature having a range of outbuildings including a useful separate studio/hobbies room, ideal for buyers who work from home. The rear gardens are South-West facing with lawns and a delightful terraced patio, perfect for outside entertaining. There is a detached garage and parking to the rear, plus driveway parking to the front.

### DIRECTIONS

From our office on Parsonage Street head North-West on Parsonage Street/A4135 towards Kingshill. Proceed straight over the mini roundabout at Kingshill and at the second mini roundabout take the first exit onto Dursley Road. Continue along the Dursley Road which in turn merges into Tait's Hill Road. Continue along this road until reaching the Prince of Wales Hotel on your left and turn left onto the A38. Take the right hand turning immediately after the railway bridge and follow the road through Breadstone, keeping on this road until you meet Station Road at Wanswell. Turn left passing the College on your left hand side and the property can be found

on the right hand side, opposite the Cricket Ground, identified by our 'for sale' board.

### AGENTS NOTE

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.

### COVERED ENTRANCE PORCH

With hardwood panelled front door leading to the entrance hallway.

### ENTRANCE HALLWAY

Having twin panelled radiator, Oak strip flooring, wall lights, wall mounted heat thermostat control unit and useful under stairs storage cupboard with concealed door.

### CLOAKROOM

Having low level WC, wash hand basin, ceramic tiled flooring, fitted spotlights, UPVC framed double glazed window and wall mounted Worcester gas fired boiler supplying central heating and domestic hot water circulation.

### LOUNGE

**18' 4" x 12' 2" (5.59m x 3.71m)**

Having wood strip laminate flooring, bay window to front with UPVC framed double glazed units, feature marble fireplace and hearth housing inset wood burning stove. Coved ceiling, tall radiator and glazed bi-fold doors leading to the kitchen/dining room.

### KITCHEN/DINING ROOM

**26' x 13' 6" (7.92m x 4.11m)**

**KITCHEN AREA:** The kitchen is beautifully fitted with a range of high quality two tone cream and Oak units including Granite worktop surfaces having drawers and cupboards under. Matching wall storage cupboards and glazed cabinet. Integrated wine rack, 1 1/2 bowled inset sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, AEG induction hob unit and AEG double oven with stainless steel cooker hood over. Ceramic tiled flooring, fitted spotlights and UPVC framed double glazed windows.

**DINING AREA: (14'6" x 12'2")**

Having wood strip flooring, tall radiator, spotlights and opening through to the conservatory.

### CONSERVATORY

UPVC framed double glazed units, dwarf wall and French doors leading to the rear patio. Panelled radiator, wood strip flooring and fitted blinds.

### UTILITY ROOM

**8' 9" x 8' 2" (2.67m x 2.49m)**

With ceramic tiled flooring, matching Oak and Cream base units having Oak block worktops. Space for tumble dryer and plumbing for automatic washing machine. Inset Belfast style deep sink unit, twin panelled radiator, vaulted ceiling, UPVC framed double glazed window and door leading to the garden.

### STUDY

**8' 5" x 7' 4" (2.57m x 2.24m)**

With panelled radiator, UPVC framed double glazed window and access to roof storage space.

### FIRST FLOOR LANDING

From the entrance hall runs a dog legged staircase leading to the first floor landing with feature arched window and further double glazed window. There is built-in airing cupboard and linen cupboard containing hot water storage tank.







### **MASTER BEDROOM**

**13' x 11' 10" (3.96m x 3.61m)**

Having panelled radiator, TV aerial socket, two UPVC framed double glazed windows and two double built-in wardrobe units. Door to en-suite shower room.

### **EN-SUITE SHOWER ROOM**

With walk-in shower cubicle having glazed shower screen and thermostatically controlled Mains shower unit. Vanity wash hand basin and low level WC. Built-in toiletry cabinets and shelving. Ladder style radiator, UPVC framed double glazed window, spotlights, electric shaver socket and automatic air extractor fan.

### **BEDROOM TWO**

**12' 7" x 8' 5" (3.84m x 2.57m)**

Having panelled radiator and UPVC framed double glazed window to rear.

### **BEDROOM THREE**

**12' 3" x 6' 9" (3.73m x 2.06m)**

Having panelled radiator, fitted double wardrobe with drawers and shelving. UPVC framed double glazed window having views across fields to the rear.

### **BEDROOM FOUR**

**9' x 5' 9" plus recess (2.74m x 1.75m)**

With panelled radiator, UPVC framed double glazed window to side and built-in double wardrobe.

### **BATHROOM**

With panelled bath having Mains shower unit over and glazed shower screen. Vanity wash hand basin and low level WC. Part ceramic tiled walls, fitted mirror/shaver socket, ceramic tiled flooring, ladder style radiator, automatic air extractor fan and UPVC framed double glazed frosted window.

### **OUTSIDE**

To the front the gardens are mainly paved, with driveway

parking and turning space. Well stocked borders with shrubs, bushes and silver birch trees. The rear gardens are a particular feature of the property having a sunny South-West aspect and include a beautiful terraced patio with paving and decking, ornamental fish pool, wood store shed and lawned area with well stocked borders including young trees (Rowan and Cherry), shrubs and bushes. This leads onto an area of outbuildings including a useful workshop/studio/home office.

### **WORKSHOP/STUDIO/HOME OFFICE**

**19' 8" x 10' 8" (5.99m x 3.25m)**

Well equipped with TV point, cloakroom with low level WC and wash hand basin, electric hot water heater, UPVC framed double glazed windows and door to front.

### **TIMBER STORE SHED/WORKSHOP**

**9' 3" x 6' 3" (2.82m x 1.91m)**

### **GARAGE**

**22' x 10' 8" (6.71m x 3.25m)**

With up and over door, power, light and further parking area.





## Tenure

Freehold

## Council Tax Band

TBA

## Viewing

## Arrangements

Strictly by appointment

## Contact Details

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