



2 Court Mead, Stone, Berkeley, GL13 9LF

Extended Village House | Spacious Family Accommodation | Entrance Hall with Cloakroom/Utility | Generous Reception Rooms | Kitchen/Breakfast Room | Four Bedrooms | Bathroom Plus En-Suite Shower Room | GCH & Double Glazing | Large Corner Gardens | Driveway Parking for Approx. Four Cars, Caravan or Motorhome | Garage | No Onward Chain | EPC: E |

Guide Price: £400,000

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HERE TO GET *you* THERE

2 Court Mead, Stone, Berkeley, GL13 9LF

A deceptively spacious four bedroomed family home occupying a prime corner position in the sought after Village of Stone. The property was enlarged with a two storey extension to the rear providing generous living space with a lovely sitting room with French doors to the rear garden, and having an additional lounge with woodburner, fitted kitchen/breakfast room and utility cloakroom. The gardens are a particular feature of the property with a sunny south facing aspect ideal for outside entertaining with patio areas, lawns, two useful store sheds, greenhouse and garage plus workshop.

There is ample driveway parking for a number of vehicles to the front with a long driveway leading to the garage. The Village of Stone lies along the A38 on the outskirts of Berkeley conveniently positioned within a few minutes drive of Junction 13 of the M5 motorway making this an ideal commuting point for those needing access to Bristol, Gloucester and Cheltenham.

The property is sold with No Upward Chain and offers ready to move into accommodation and the Vendors Agents hold a key at their Dursley office for accompanied viewing.

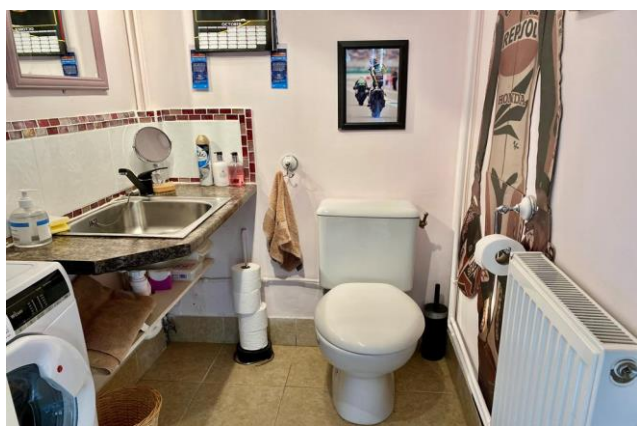
COUNCIL TAX BAND - C

ENTRANCE

UPVC framed front door with double glazed windows and wood laminate flooring leading to the inner hallway with panelled radiator and wall mounted heat thermostat control unit.

CLOAKROOM/UTILITY

Having a low level WC, wash hand basin, plumbing for an automatic washing machine, automatic air extractor fan and panelled radiator.



KITCHEN

5.08m (16' 8") x 3.00m (9' 10")

With a range of cream shaker style units incorporating worktop surfaces, matching wall storage cupboards and glazed dresser unit. Single drainer stainless steel sink unit and breakfast bar, built-in appliances including dishwasher with stainless steel double oven and four ring ceramic hob unit and cooker extractor hood over. Ceramic tiled floor, UPVC framed double glazed window to the front and space for a tall fridge/freezer.

DINING AREA



SITTING ROOM

5.59m (18' 4") x 3.48m (11' 5")

With wood laminate flooring, panelled radiator, UPVC framed double glazed door leading to the side and double glazed window. There are double glazed French doors leading onto the rear patio and south facing rear gardens and having bi-fold doors leading to the lounge.



LOUNGE

5.66m (18' 7") x 3.20m (10' 6")

Having a twin panelled radiator, two UPVC framed double glazed windows, TV aerial socket, wood burning stove and built-in log store.



LEADING FROM THE ENTRANCE HALL

There is a staircase leading to the first floor landing with access to the roof space and built-in linen cupboard.

BEDROOM ONE

186" x 3.20m (10' 6")

With panelled radiator, two UPVC framed double glazed windows a range of fitted wardrobe units.



EN-SUITE SHOWER ROOM

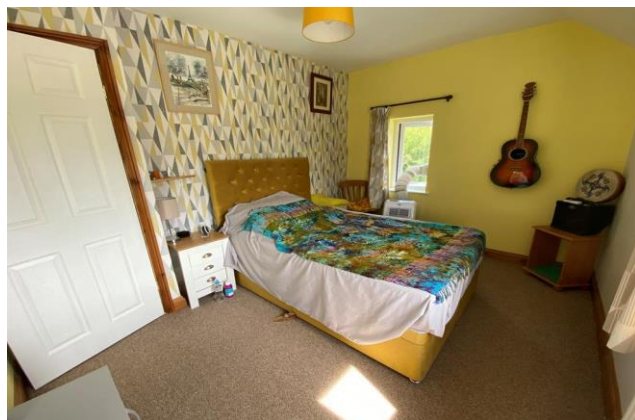
Having wash hand basin, low level WC, walk-in double shower cubicle with glazed shower screens and fitted Mira shower unit, chrome ladder radiator, extensive tiling and downlights.



BEDROOM TWO

3.81m (12' 6") x 2.87m (9' 5")

With a built-in wardrobe and panelled radiator



BEDROOM THREE

3.51m (11' 6") x 2.74m (9' 0")

With built-in wardrobes, two UPVC framed double glazed windows and panelled radiator.



BEDROOM FOUR

2.67m (8' 9") x 2.31m (7' 7")

With panelled radiator and UPVC framed double glazed window.

BATHROOM

Having a panelled bath with shower attachment and mains Mira shower unit and glazed shower screen. Pedestal wash hand basin, low level WC, ladder radiator and sky light tunnel.



OUTSIDE

The property is approached via a long tarmac driveway leading to a parking area for up to four cars, caravan or motorhome with lawns, shrubs, bushes and flower borders. The driveway gives access to a detached garage. To the rear there is a timber garden store shed, further store workshop, greenhouse, lawns, lovely paid patio area for outside entertaining and a horse chestnut tree.



GARDEN & PATIO



GARAGE

5.11m (16' 9") x 2.95m (9' 8")

With an up-and-over door, power light and side courtesy door. To the rear of the garage there is a workshop.



WORKSHOP

2.74m (9' 0") x 2.18m (7' 2")

With power and light.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

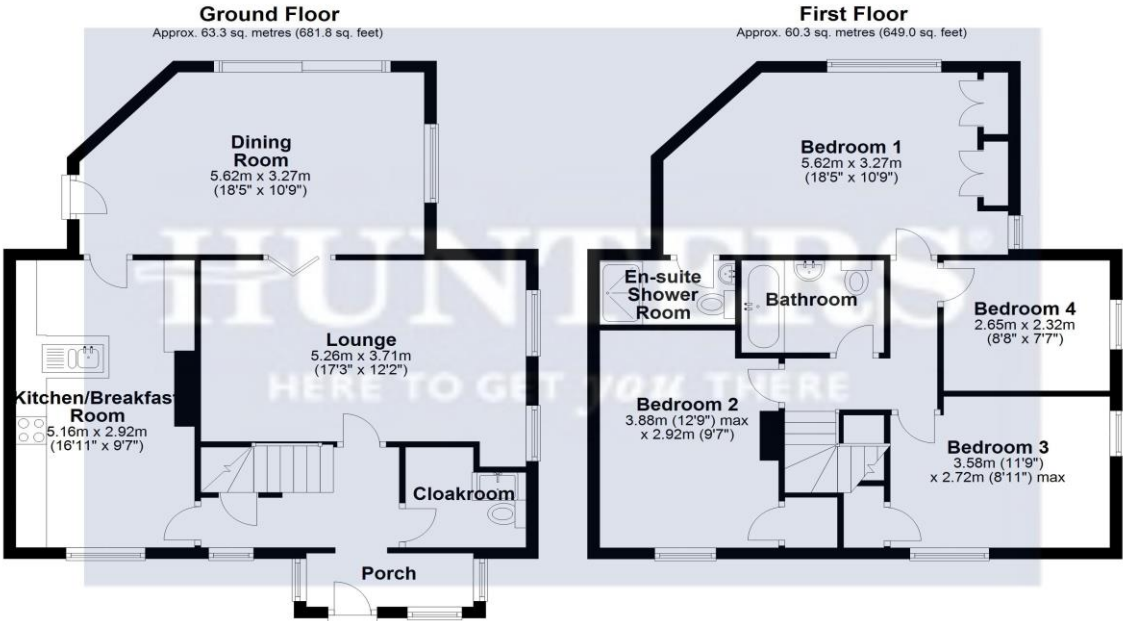
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FLOORPLAN



Total area: approx. 123.6 sq. metres (1330.8 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.