



62 Woodmancote, Dursley GL11 4AQ

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Woodleigh House is a unique home situated on the outskirts of the Cotswold's escarpment moments from Dursley town centre, boasting a wealth of character and charm throughout with generous and versatile accommodation. Woodleigh House, is believed to date back to the 1870's and retains many of its original features, including fireplaces, sash windows, high ceilings and flag stone flooring.

The ground floor accommodation comprises of three reception rooms, kitchen with downstairs WC, utility room and access to cellar. On the first and second floors, there are a total of five bedrooms with ensuite shower room to principal bedroom and family bathroom.

The house is well positioned for access into the Town Centre of Dursley with its shopping centre, Sainsbury's Supermarket, leisure centre/swimming pool, library, doctor's surgery and dentist. Rednock Secondary School is within walking distance and there are excellent primary schools nearby. For those commuting to the major cities of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide day to day travelling routes, together with the main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester and Kemble Station (approx 25 minutes drive).





Entrance Hall

Entry via wooden front door into a spacious hallway with tiled flooring, radiator, ceiling light, exposed stone walling and dog legged staircase leading to first floor landing with under stairs storage.

Kitchen/Breakfast Room

Fitted with a range of wooden wall and base units with wooden worktops over, range cooker with extractor fan over, ceiling spotlights, tiled flooring, stainless steel sink and drainer unit, tiled splashback, integrated fridge and freezer, vertical radiator, window and French doors leading to rear garden, archway through to downstairs WC. Side access leading to parking area.

Cloakroom

With WC, wash hand basin, tiled flooring.

Dining Room

Having sash windows, ceiling light, radiator, built in shelving, wall lights, wood flooring.

Cellar

Steps lead from the hallway into cellar with stone flooring, power and light, side access leads to the front of the property. It is a well ventilated area with a good ceiling height.

Living Room

Having dual aspect sash windows, elm wood flooring, feature fireplace with Morso woodburning stove, ceiling light.

Second Reception Room

Having dual aspect sash windows, ceiling light, radiator, carpet.

Utility / Walk-in Pantry

With flagstone flooring, built in shelving, window, space and plumbing for washing machine, wall mounted combination boiler.

First Floor Landing

From the entrance hall a dog legged staircase leads to half landing with window and further stairs lead to first floor landing.

Bedroom

Having sash window, radiator, carpet, ceiling light.



Bedroom/Study

With built in storage housing hot water tank, sash window, carpet, ceiling light.

Bedroom

With two sash windows to side and front, cupboard with hanging rail, radiator, carpet, ceiling light.

Bathroom

Having low flush WC, vanity wash hand basin with mixer tap and storage beneath, P-shape bath with shower screen and shower over, fully tiled walls and floor, glazed window, heated towel rail.

Second Floor

Stairs lead from first floor to second floor with fitted storage with shelving.

Bedroom

With sash window, radiator.

Principal Bedroom

With sash window, fitted cupboard, exposed beams, radiator, loft access and door to;

Ensuite Shower Room

Having low flush WC, wash hand basin with mixer tap, fully tiled shower cubicle, part tiled walls, glazed window to side, Velux window, feature beam, storage cupboard.

Garage

With up and over door, personal door to rear leading to seating bistro area.

Outside

Mature garden with patio area, organic garden, fence boundaries, side access.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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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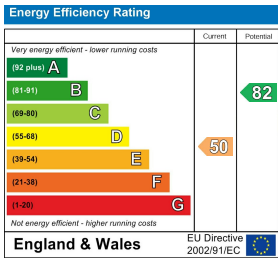
Approximate Internal Area = 2287 sq ft / 212.4 sq m
 Approximate External Area = 2754 sq ft / 255.8 sq m
 Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Garage = 213 sq ft / 19.7 sq m
 Total Internal Area = 2567 sq ft / 238.4 sq m
 Total External Area = 3012 sq ft / 279.8 sq m



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hunters Property Group. REF: 1097941



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley - 01453 542 395 <https://www.hunters.com>

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