



Foxhaven, Halmore, Berkeley, Glos, GL13 9HL

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# Foxhaven, Halmore, Berkeley, Glos, GL13 9HL

**Asking Price £565,000**

Hunters are delighted to market this fantastic four bedroom semi-detached house situated in the desirable rural location of Halmore. The property has been beautifully maintained by the current owners with landscaped gardens, modern kitchen and is tastefully decorated throughout.

On the ground floor the accommodation consists of a lounge/dining room, contemporary kitchen, utility room and cloakroom. On the first floor there are four bedrooms, en-suite shower room to the principal bedroom and a modern family bathroom.

The property is approached by a block paved driveway and the extensive gardens lie to the front, rear and side of the property. There is a pretty patio area, pergola with seating area, conservatory and garage. The gardens are landscaped with lawns and mature planting.

The beautiful area of Halmore is located amidst the Severn Vale which has access to lovely countryside, the River Severn and the Sharpness & Berkeley Canal. The Historic Castle town of Berkeley is within easy reach with its shops, public houses, chemist, primary school and doctors surgery. The larger town of Dursley is a short drive away and provides leisure facilities, supermarkets and Rednock Secondary School. The larger centres of Bristol, Gloucester and Cheltenham can be accessed via the A38 and M5 motorway network and there is a mainline train station at Box Road, Cam providing links to London Paddington via Gloucester.





### **Entrance**

14'7 x 6'4

With PVC double glazed door leading to entrance hallway with stairs to first floor landing, panelled radiator, ceiling light, carpet and understairs storage cupboard.

### **Lounge/Dining Room**

14'11 x 14'2 / 10'9 x 9'7

Having PVC double glazed bay window to front, ceiling and wall lights, carpet, exposed beams, woodburner and double doors leading to garden.

### **Kitchen**

14'1 x 11'1

Fitted with a range of Shaker style base units with wooden worktop surfaces over, matching wall storage cupboards and glazed display cabinets. Integrated appliances including washing machine, dishwasher and fridge/freezer. Built in Bosch double oven, gas hob unit with stainless steel extractor hood over, stainless steel sink and drainer unit, tiled flooring, spotlights, kick-board lighting, downlights, panelled radiator and dual aspect PVC double glazed windows with views of garden.

### **Utility Room**

11'1 x 6'11

Having base units with worktop surfaces over, tiled flooring, panelled radiator, spotlights, exposed beams, door to downstairs WC and part glazed door leading to garden.

### **Downstairs WC**

Having vanity unit with concealed cistern WC and wash hand basin with storage beneath, PVC double glazed frosted window, panelled radiator and tiled flooring.

### **First Floor Landing**

From the entrance hall stairs lead to first floor landing with airing cupboard containing Valliant combination boiler and water tank and having access to loft space.

### **Principal Bedroom**

13'10 x 12'8

Having built in storage, PVC double glazed window with rural views to the front, panelled radiator, carpet and central ceiling light with fan.





### **Bedroom Two**

14'2 x 11'2

With dual aspect PVC double glazed windows, panelled radiator, central ceiling light with fan, loft hatch and door to ensuite shower room.

### **Ensuite Shower Room**

Having vanity unit with concealed cistern WC and wash hand basin with storage beneath, corner shower cubicle, tiled flooring, spotlights, PVC double glazed frosted window and chrome ladder radiator.

### **Bedroom Three**

14'7 x 8'9

With built in storage, PVC double glazed window with views of garden, panelled radiator and carpet.

### **Bedroom Four**

7'11 x 7'11

With PVC double glazed window with views to front and panelled radiator.

### **Family Bathroom**

Having panelled bath with shower over, vanity unit with concealed cistern WC and wash hand basin with storage beneath, tiled flooring and part tiled walls, spotlights and PVC double glazed window.

### **Outside**

The gardens lie to the front, rear and side of the property.

To the rear there is a patio with a gravelled area and mature shrubs and planting. The extensive garden continues to the side with pergola seating area which provides another area for alfresco dining and entertaining. To the side there is a detached single garage with power and light and the property enjoys a standalone conservatory.

### **Conservatory**

23'11 x 12'2

UPVC framed with two ceiling lights with fans, tiled flooring and double doors to garden.

### **Garage**

12'1 x 24'

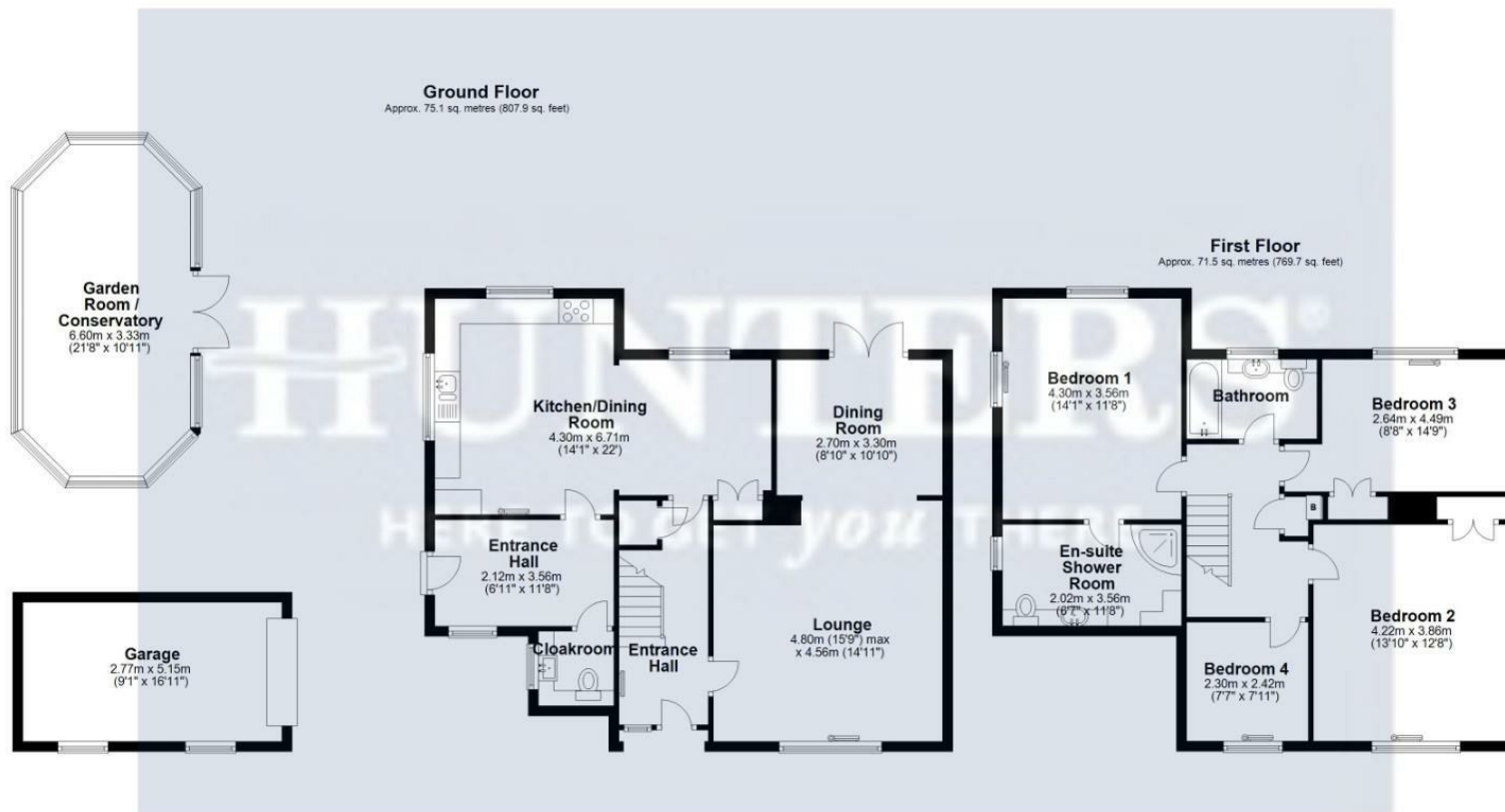
Having up and over door, power and light.





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.





Total area: approx. 146.6 sq. metres (1577.6 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>70</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

### Viewing Arrangements

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

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





**HUNTERS<sup>®</sup>**  
EXCLUSIVE