

# HUNTERS®

HERE TO GET *you* THERE



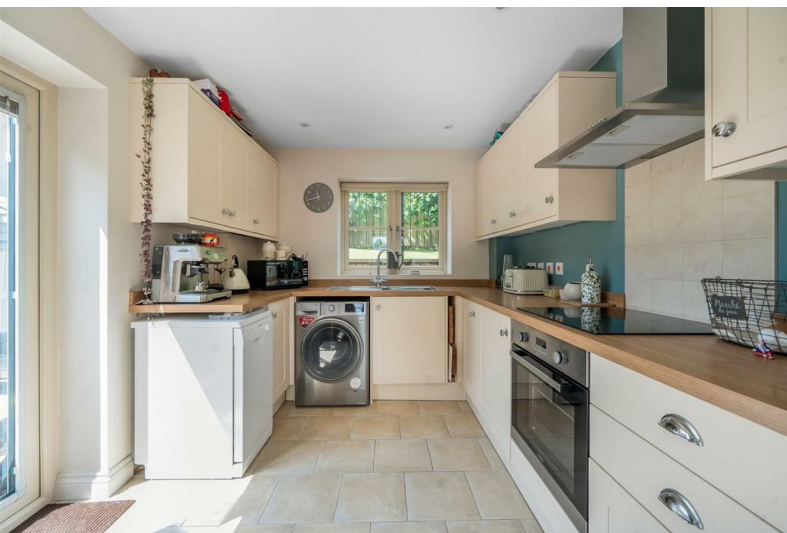
## 58d Woodmancote

Dursley, GL11 4AQ

Guide Price £360,000



Council Tax: C

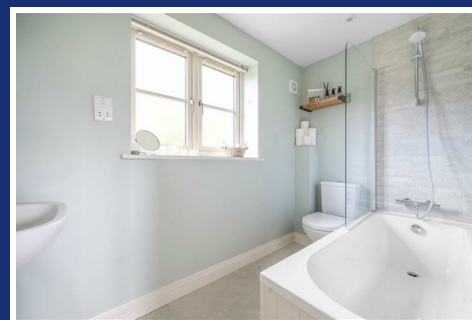




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## Entrance Porch

Double glazed front door, double glazed side window and radiator, giving access to:

## Entrance Hall

A spacious entrance hall having radiator, stairs to first floor and attractive tiled flooring.

## Cloakroom/WC

Wash hand basin, low level wc, double glazed window, radiator and ceramic tiled floor.

## Living Room

16'2 x 8'11 (4.93m x 2.72m)

A light and airy room with double glazed windows to front, rear and side. Two radiators, tv point, ornamental fireplace with wood mantle over, fitted electric woodburner effect stove and decorative exposed beam.

## Kitchen/Dining

16'1 x 8'6 (4.90m x 2.59m)

An open plan room with an attractive range of Shaker style cream wall and base units with wood block effect laminate work surfaces over incorporating inset stainless steel sink unit. Inset induction hob with cooker hood over, built-in oven, plumbing for automatic washing machine, inset ceiling spotlights, ceramic tiled floor, double glazed French doors opening out to side, double glazed windows to front and rear. Wall mounted Ideal gas boiler supplying central heating and domestic hot water circulation, space for fridge/freezer and space for dining table.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with double glazed window to rear.

## Bedroom One

12'1 x 11'11 (3.68m x 3.63m)

Double glazed window to front, radiator, built-in wardrobe and tv point. Door to:

## En-Suite Shower Room

Double shower cubicle with mixer shower, low level wc, wash hand basin, ladder style towel rail and frosted double glazed window to rear.

## Bedroom Two

3.3m (10' 10") x 2.72m (8' 11")

Built-in wardrobe, double glazed window to front, radiator and tv point. Door to:

## En-Suite Bathroom

Panelled bath with mixer shower tap over, low level wc, pedestal wash hand basin, double glazed window to rear and stainless steel ladder towel rail.

## Outside

The property is approached via a five-bar gate, and enclosed by attractive Cotswold stone walling with inset wrought iron railings, mainly gravelled with decorative lawned area. Additionally the gravelled area leads to the side of the property offering off-road parking with stone paths and steps to a well landscaped rear garden. The rear garden is raised with a sunny aspect, mainly laid to lawn with a corner stone patio ideal for Alfresco dining.

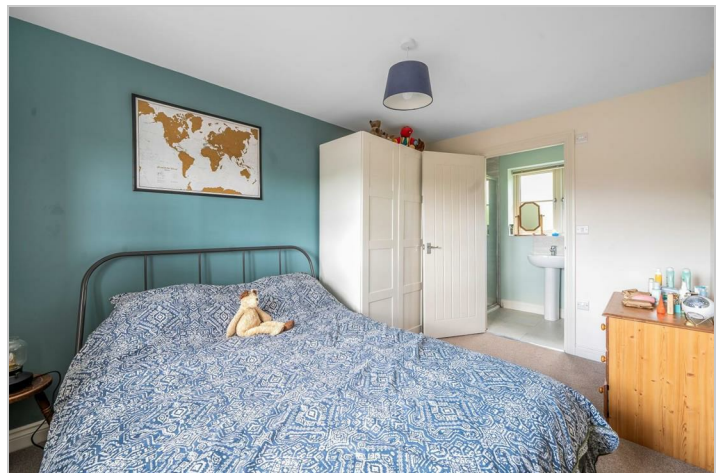
A unique opportunity to purchase this contemporary, bespoke-built, detached cottage-style home, featuring attractive Cotswold stone elevations.

Built approximately 8 years ago by the highly regarded R Williams Builders—renowned for their high-quality workmanship—this charming property still benefits from the remainder of its NHBC warranty. Offering double glazing and energy-efficient gas-fired central heating, the home is well-planned and has been beautifully maintained by the current owner.

This stylish and well-presented residence offers an ideal living space for a young family, couple, or single occupant. The accommodation briefly comprises: an entrance porch, entrance hall with cloakroom and tiled flooring, a spacious living room, and an open-plan kitchen/dining area featuring an integrated oven and hob, with French doors opening out onto the side garden—perfect for entertaining. Upstairs, there are two generously sized double bedrooms, each with its own en suite—one with a bathroom and the other with a shower room—providing both comfort and privacy.

Externally, the garden is laid to lawn and offers a pleasant outdoor space to enjoy. There is driveway parking for multiple vehicles, as well as an outside tap for added convenience.

- Charming Detached Cottage-Style Home with Attractive Cotswold Stone Elevation
- Beautifully Maintained by the Current Owner
- French Doors Opening to the Side Garden – Ideal for Entertaining
- Two Double Bedrooms, Each with its Own En-Suite
- Driveway Parking for Multiple Vehicles
- Approximately 8 Years Old with Remaining NHBC Warranty
- Spacious Living Room with Plenty of Natural Light
- Entrance Hall and Cloakroom with Stylish Tiled Flooring
- Garden Laid to Lawn, Offering a Pleasant and Manageable Outdoor Space
- Built by R Williams Builders, Known for High-Quality Workmanship





Road Map



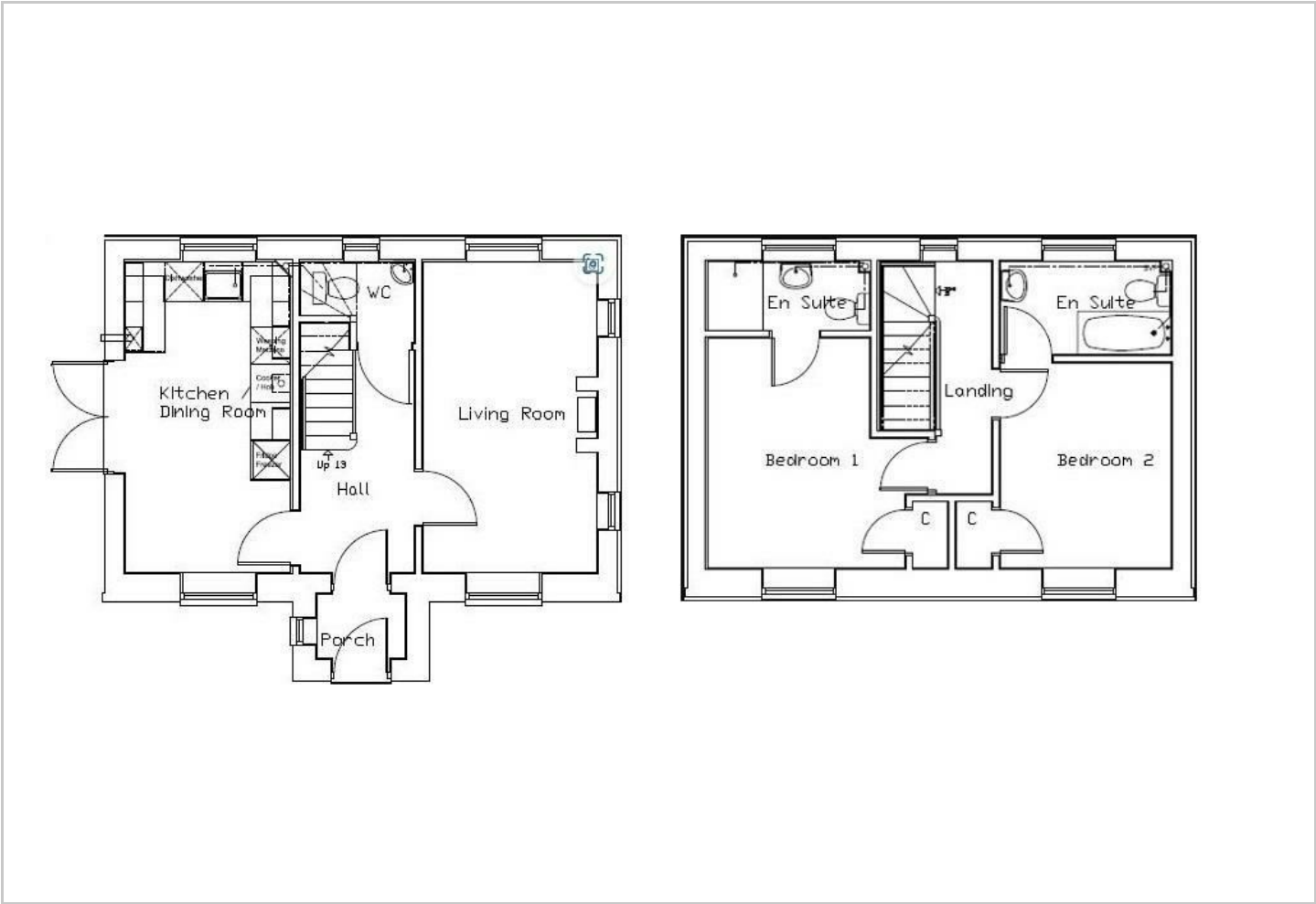
Hybrid Map



Terrain Map



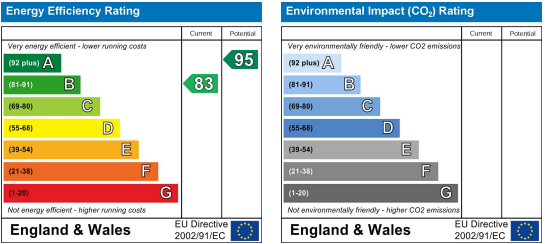
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.