



Church Road, Gloucester, Gloucestershire, GL2 7JL
Asking Price £500,000

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Hunters Stroud are delighted to offer this 4 bedroom semi-detached period house which has been extended and offers well balanced accommodation over 2 floors. The property enjoys gardens to both the side and rear aspects with a pillared and gated entrance with driveway beyond allowing parking for approximately 5 cars to meet the detached garage. Internally comprising an entrance porch which leads to a secondary entrance area, sitting room with wood burner, a large kitchen dining room with LPG fired Rayburn which leads to a snug/study and WC. Also on this floor a utility room and rear lobby. To the first floor there are 4 double bedrooms, the master bedroom benefiting from a double aspect, the second bedroom benefiting the en-suite WC and wash basin. There is also on this level the main family shower room. Viewings by appointment only.





Amenities

Arlingham is a highly regarded and a charming village location to consider, offering a quiet setting for home life and yet being within easy striking distance of nearby towns and lines of communication. There are a host of local clubs and societies to consider and residents can also take advantage of two local public houses. There is also a local post office and a host of walks and public footpaths to explore. The Lakefield C of E Primary School is located in the neighbouring larger village of Frampton-on-Severn. It takes about 10 minutes to reach the M5 J13 by car, whilst just beyond the town of Stonehouse there is a rail link through to London Paddington. Wider schooling options and shopping facilities can be found in nearby Stroud along with education options such as the Marling Grammar School and Stroud High School for Girls notwithstanding the fact that there are a number of private school options as well. Arlingham remains a peaceful village spared of through traffic and is ideal for rural living albeit within local proximity of a wide range of facilities. Some of the more local facilities include a Gardening Club, WI, Bumps, Babies and Toddlers, Book Club, regular Quiz Nights at the Red Lion, Skittles team and football team. There is also a church hall, the St Marys Church, St Augustines working farm and a childrens playground.

Directions

The property is located to the corner of Church Road opposite the Red Lion.

Porch

Wooden double glazed door, oak door with glass panel inset, tiled floor. Half glazed door to inner porch.



Inner Hall

Door to sitting room, fitted cupboards with shelves.

Sitting Room

20'1" > 12'3" x 12'9" max

Debden log burner, with mantel over and arts and craft tiles either side, two radiators, sealed unit double glazed window to the front . door to kitchen dining room.

Kitchen Dining Room

23'9" x 10'7"

A large room with a selection of wall and base units with worktops over. LPG fired Rayburn LPG oven which serves the heating and hot water independently. Gas LPG hob, electric oven and stainless steel splashback. Stainless steel sink with mixer tap, sealed unit double glazed latched window, double glazed front doors with shutters to the garden. Space for an American style fridge freezer, door to study, door with staircase to the first floor, door to rear inner lobby.

Study/Snug

11'3" x 8'6" to shelves

Radiator, fitted shelves, fixed window looking into the rear lobby, recessed and wall light, door to the WC.

WC

Corner wash basin with tiled splash backing, WC, shelved cupboard.



Utility

7'4" x 5'3"

Wood and glass door to the garden, double glazed window, roof window, plumbing for washing machine with shelves over. Space for tumble dryer.

Rear Lobby

6'2" x 5'8"

Fitted shelf cupboard, tiled floor, fixed window into study.

First Floor Landing

Cupboard to the bottom of the stairs leading to the first floor landing. Double radiator, airing cupboard with hot water cylinder.

Bedroom 1

12'8" > 10'7" x 10'8"

Sealed unit double glaze latch window to the rear and another to the side. Double radiator, fitted wardrobes and shelves.

Guest/Bedroom 2

12'4" x 9'4"

Double radiator, sealed unit double glazed latch window to the rear, loft hatch and door to ensuite.

Ensuite WC

Comprising a WC, wash basin to vanity storage, extractor and light.

Bedroom 4

13'5" > 12'4" x 9'7" min

Sealed unit double glazed latch window, double radiator.

Bedroom 3

13'4" x 9'1" max

Sealed unit double glazed latch window, radiator, tall fitted wardrobe and a secondary deep wardrobe.

Shower Room

Comprising a white suite to include a shower cubicle, WC, wash basin with storage beneath and to the side. Chrome heated towel rail, sealed unit double glazed latch window, recessed lights.

Outside

Front Garden

Behind a low wall with a gated entrance. Gate to side leading to garden.

Side & Rear Gardens

The gardens are a good size and extend to the rear and the side of the house. To the side an established area of garden with plants and shrubs and some raised planters. Pathways give access to the driveway and the front gateway. To the rear of the property is a patio adjacent to the house with pergola over a



grassed area leading to the end of the garden with a walled rear boundary and many established trees and plants. Also a fruit cage with a greenhouse behind and adjacent to the detached garage.

Garage & Extensive Driveway

There is a good size detached garage brick built with a covered side walkway area leading to a stable door into the side of the garage and to the area where the greenhouse can be found just behind. There is light and power within the garage, up and over door and ample parking on the driveway for approximately 5 cars behind a gated and pillared entrance.

Agents Notes

Heating and hot water is via LPG, sewage via septic tank.

Tenure

Freehold

Council Tax band

Band D To Be Confirmed

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G		7	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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