HUNTERS®

HERE TO GET *you* THERE

Castle Lane

Moreton Valence, GL2 7NE

Asking Price £535,000

6 4 3 C

Council Tax: F

Field View Castle Lane

Moreton Valence, GL2 7NE

Asking Price £535,000

Description
A freshly decorated and light and bright spacious and versatile detached 5 bedroom family home situated along the A38 at Moreton Valence backing onto open farmland with fine countyside views. This property has been extensively enlarged in the past offering a lot of home for your money! An ideal family home with a spacious living room leading to a large dining room on the ground floor with French doors leading on to the garden, Also a kitchen, study/playroom and cloakroom. To the first floor: Four bedrooms, one with an ensuite, family bathroom, and a shower room. The second floor accommodation includes the master bedroom with ensuite and patio doors onto a balcony/sun terrace which enjoys fine countryside views. There is an additional sixth bedroom/childs room/nursery on the second floor. The property has gas fired central heating, double glazed windows and useful garden room/cabin/studio suitable for a variety of uses.

Outside there are landscaped gravelled gardens with fenced boundaries backing onto fields. The property is approached via a good size pillared driveway to the front with access to aa area on the right which has planning permission for a garage where a car port once stood. The garage drawings approved include an area over the garage that could be used for storage or potential home office.

Entrance Hallway
Front door to entrance hallway with wood effect flooring, double glazed window and staircase to the first floor. Doors to living room, cloakroom and office/playroom.

Amenities
Moreton Valence is close to the village of Whitminster and is well placed for commuters being a few minutes drive from junction 13 of the M5 motorway giving access to the major centres of Bristol, Gloucester and Cheltenham. There is a main line train station at Box Road, Cam, serving Bristol and London (Paddington) via Gloucester. The area is surrounded by scenic Severn Vale countryside and there are excellent facilities close by with supermarkets in Cam Village, Dursley and Quedgeley.

Cloakroom
With WC, wash hand basin and panelled radiator. porthole style fixed window.

Playroom/Study
12'1 x 8'5" (3.68m x 2.57m)
With double glazed French doors leading to rear garden, double glazed window to front and panelled radiator. View to field.

Living Room
18'4 x 11' (5.59m x 3.35m)
A light and impressive room which opens into the dining room having a gas wood burner style fire with tiled effect surround, radiator and two double glazed windows to front. Doors to dining room and kitchen.

Dining Room
18' x 9'8 (5.49m x 2.95m)
With two double glazed windows to front and rear, double glazed French doors leading to rear garden and radiator. View to field. Opening to kitchen.

Kitchen/Breakfast Room
18'3 x 7'11 (5.56m x 2.41m)
With a range of cream fronted base units incorporating solid wood worktop surfaces with drawers and cupboards under. Matching wall storage cupboards, inset one and half bowl ceramic sink unit, range cooker with cooker, plumbing for automatic washing machine and dishwasher, radiator and two double glazed windows to rear with views over fields, tiled floor.

First Floor Landing
From the entrance hall there is a staircase to first floor landing with study reading area with double glazed window to front and radiator.

Bedroom Two
13'1 x 9'7 (3.99m x 2.92m)
With double glazed windows to 2 aspects with a view over a field, radiator.

Ensuite Shower Room
With walk in shower cubicle, pedestal wash hand basin, WC, radiator and double glazed frosted window.

Bedroom Three
10'7" x 8'4" (3.23m x 2.54m)
With panelled radiator and double glazed window.

Shower Room
With corner walk in shower cubicle with glazed shower screen, pedestal wash hand basin, WC, panelled radiator and double glazed frosted window.

Bedroom Four
12'1" x 8'5" (3.68m x 2.57m)
With panelled radiator and double glazed window.

Bedroom Five
11'2" x 7'6" (3.40m x 2.29m)
With radiator and double glazed window.

Family Bathroom
Having a panelled bath, pedestal wash hand basin, WC, radiator and double glazed frosted window.

Second Floor Landing
From the first floor there is a staircase to second floor.

Master Bedroom
18'4" x 13'1" narrowing to 7'8" (5.59m x 3.99m narrowing to 2.34m)
With double glazed windows to 2 aspects, radiator and French doors leading to a roof balcony (18'1 x 9'8) having decking and glazed screen. Distant views!

Ensuite Shower Room
With walk in shower cubicle, glazed shower screen, pedestal wash hand basin, WC, panelled radiator and double glazed window to rear.

Study/Bedroom 6
12'1" x 5'0" (3.68m x 1.52m)
With radiator and double glazed windows to 2 aspects.

Outside
The property is approached via a driveway with large tarmac turning parking area and access to carport. There are good sized enclosed rear gardens with landscaped gravelled areas and patios, ornamental fish pool and good size garden room/cabin suitable for office space or hobbies room.

Driveway And Gardens
The property is approached from Castle Lane. A pillared entrance leads to a tarmac and paved driveway providing parking for many cars with space for a caravan/motorhome. Please note planning permission as mentioned above for a garage. Steps and a slope lead down to a covered veranda. A wide pathway leads off to the left of the property. The veranda continues to the right hand side siding a field and continuing leading into the main garden. The main garden is paved and lead to crushed stones with some shrubs mainly to one side. A large outbuilding can be found to the rear with light and power.

Planning For Garage
This has planning permission for a replacement garage, planning reference number S.22/1440/HHOLD Planning and can be viewed on Stroud District Council's website. The consent provides for a replacement garage with accommodation space over.

Council Tax Band
Band F

Hunters Stroud Win The GOLD Award Again!
We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

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.

Road Map

Hybrid Map

Terrain Map

Floor Plan

Field View, Castle Lane, Gloucester, GL2 7NE

Ground Floor
Floor area 68.2 sq.m. (735 sq.ft.)

First Floor
Floor area 68.2 sq.m. (735 sq.ft.)

Second Floor
Floor area 37.4 sq.m. (403 sq.ft.)

Total floor area: 173.9 sq.m. (1,872 sq.ft.)

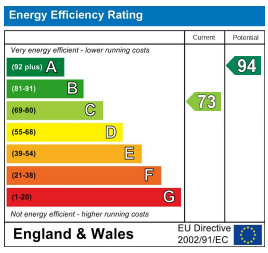
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

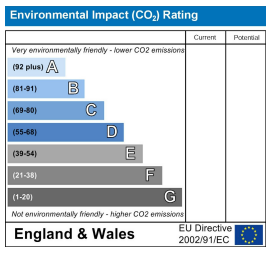
HUNTERS
HERE TO GET *you* THERE

Viewing

Please contact our Hunters Stroud Office on 01453 764912 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.

1 John Street, Stroud, GL5 2HA
Tel: 01453 764912 Email: stroud@hunters.com https://www.hunters.com