



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



CHURCH COTTAGE, ST. SWITHUNS ROAD, HEMPSTED, GL2 5LH

The Property

A charming, attached period barn conversion, dating back to the 1800's located in the most picturesque setting. The current owners have spent considerable time, investment along with a great attention to detail in all they have done. They have combined modern living space whilst sympathetically restoring period features throughout. Set in a secluded plot in the heart of this pretty hamlet. Situated in close proximity to the church and allotments. with lovely views to the church. Also full planning permission to extend.

On approach the driveway provides parking for two cars up to a detached garage with workshop/store attached, (this does require full modernisation) You are greeted by a garden gate with wonderful trees and planting, the pathway meanders to an archway through the garden up to the property.

Internally you lead directly into a lovely garden room perfect dining hall, all double glazed overlooking the grounds and wildlife pond. Low sills, tiled flooring, French doors open to the sitting room. Further French doors open onto the sun terrace perfect for those summer barbecues. A lovely lantern style roof provides a feeling of space and natural light.

A glorious stable door leads into a beautifully presented fitted kitchen a galley style with windows having deep sills to the side that provide views of the allotments and church. A wealth of base cabinets, with space for all appliances. Also, space for small table and chairs. A door leads to a superb guest cloak & shower room and offers space to create a utility/boot room. A corner shower and all modern fittings.

From the kitchen you lead into the sitting room with vaulted ceiling exposing the beams to the eaves, French doors open to the sun terrace and further doors open into the garden room . A fireplace with log burner inset takes centre stage. Doors lead off to the master and guest bedroom. Perfect space for those winter evenings with the log burner blazing, candles burning.

Master suite is just so delightful with window to the side and French doors opening to a secluded sun terrace at the rear. Perfect for a bistro table and chairs to enjoy that early morning coffee and listen to the birds. A good-sized double room with space for freestanding furniture. Complimented by the most wonderful relaxing four-piece en-suite with a roll top clawed leg bath taking a centre stage, double shower cubicle and all with modern fittings.

A guest bedroom to the front with lovely garden views a good-sized double room with vaulted ceiling.

Throughout the property a wealth of natural light and scope subject to all the correct permissions to extend. The property has planning to extend, please note when extending the roof over the shower room requires updating.

AGENT NOTE
Full planning permission obtained through Gloucester County Council 21/00895/FUL

OFFERED TO THE MARKET WITH NO ONWARD CHAIN





Outside

Grounds

On approach a driveway up to a detached garage with small workshop and parking to the front. A garden gate opens onto a pathway leading to a magical garden. All south facing and very private.

The pathway meanders through an archway with delightful gardens a wealth of beautiful trees and shrubs to include Magnolia tree, camellias and wealth of established planting.

An ornamental pond in front of the conservatory lead to a delightful sun terrace perfectly located to the front opening from the receptions, perfect for Alfresco dining in this south facing garden.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: GlosCC. Council Tax Band B and EPC rating D





Location

Suburban village and former civil parish, on the edge of Gloucester, Hempsted Conservation Area concludes that the special interest of the area derives from the following key characteristics: It is situated on a flat-topped hill above meadows in the floodplain of the River Severn with extensive views to Gloucester, Highnam, and the Forest of Dean.

Though situated close to major roads, flood defences, industrial estates lining the former docks and the Gloucester and Sharpness canal, it has successfully retained a separate identity and has not been affected by industrial and suburban.

The domestic buildings consist of farm worker's cottages from the late 18th and early 19th centuries, set back from the road (originally set within orchards) and post WWII housing estates built within the grounds of Hempsted Court (demolished in 1962) or on former fields and orchards to the south and east of the village. The church end of the village is especially attractive, with its village cross, Church Farm, St Swithin's Church and Hempsted House forming a 'classic' English village scene.

This end of the village has been protected from development, preserving foreground views of hedges, woods and meadows that stand between the village and the banks of the Severn and more distant views of the high plateau of the Forest of Dean; There is no through traffic and the village centre feels safe and tranquil.

The Lysons Trust owns land in the village and has influenced the character of the village (for example, through the construction of a new church hall).

The village has an active community, with a post office and a shop, a primary school and village hall, a church hall, a church that is open to visitors, a well-kept churchyard and well-signposted public footpaths. Well-maintained private gardens and allotments are another attractive feature of the village.



Directions

From junction 12 off the M 5 take the exit towards Gloucester (A38), at the first roundabout take second exit onto the dual carriageway (A38) , continue over the next roundabout and through next two sets of traffic lights. (the second set will have KFC on the left and Pets at Home in the right) , continue along the A38 towards Hempsted. At the next traffic lights turn left onto Hempsted Way, Go over the first island and continue on Hempsted Lane, at the next island continue straight over onto St Swinhuns Road. Follow the road up to the church and as the road turns left to Rectory Lane, the Cottage can be seen in the left as denoted by our for sale board.



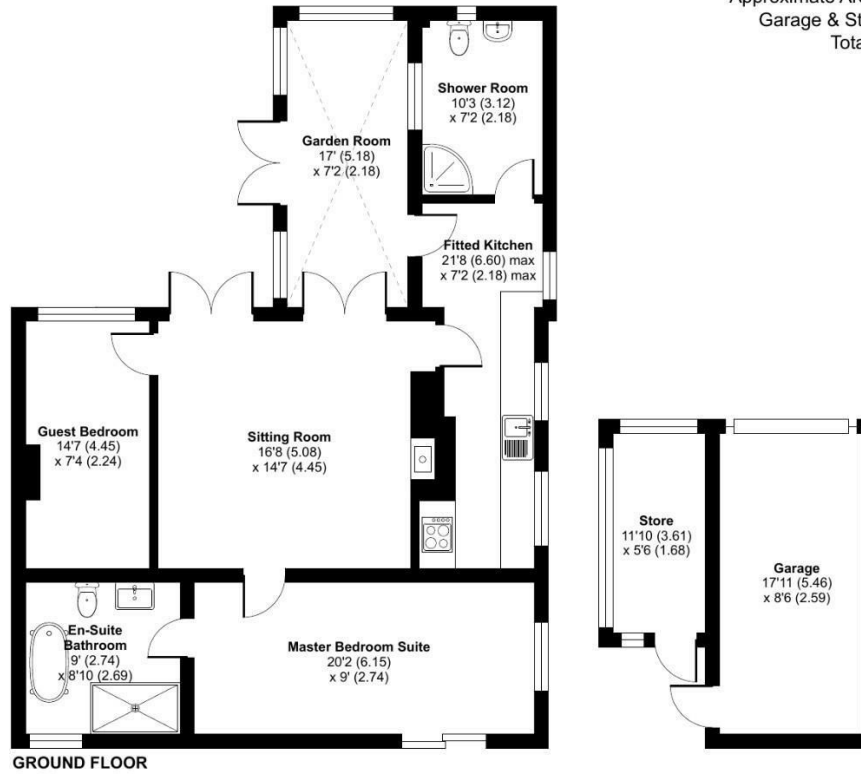
Church Cottage, Hempsted, Gloucester, GL2

Approximate Area = 1009 sq ft / 93.7 sq m

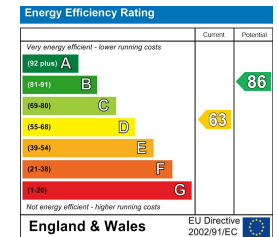
Garage & Store = 217 sq ft / 20.1 sq m

Total = 1226 sq ft / 113.8 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). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1111509



01453 703303
 homes@ajeaglos.co.uk
 www.ajeaglos.co.uk
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