

YEW TREE COTTAGE



# YEW TREE COTTAGE SCHOOL LANE, WHITMINSTER, GL2 7NT

Guide price £280,000

## Description

A charming semi detached three bedroom cottage offering a wealth of character and deceptively spacious throughout. Having a real cosy feel, a lovely family home. With a lovely secret garden a short walk from the house.

Situated in the heart of Whitminster Village, offering a wealth of local amenities and a great selection of eating houses and village stores. A fantastic garden centre a few minutes walk. Wonderful rural walks from the village to the canal. Excellent transport links to the M5 motorway and railway station at Stonehouse and Cam.

Parking for two cars with access to the cottage via an archway and garden gate. Enclosed gardens to the front lead up to a porch.

Internally, entrance porch leads into a good-sized dining room with stairs leading to the first floor and access to the kitchen and sitting room. The dining room offer a wealth of space with window overlooking the garden.

A very spacious sitting room with four windows providing a wealth of natural light. A lovely stone inglenook fireplace with log burner inset and plinth to the side. a very good sized room. Built in stone bench to one side, a pretty window seat inset and the windows all have deep sills.

A fitted kitchen with a range of base and wall mounted cabinets in sage green with wooden work surfaces, integral dishwasher, fridge/freezer, washing machine along with built-in hob and double oven. Space for a small table and chairs. Two lovely windows to the rear provide natural light.

To the first floor three very spacious double bedrooms and a four-piece family bathroom complete with roll top bath and enclosed shower cubicle and exposed floorboards, access to loft space.

Outside and enclosed garden with a wealth of trees to the boundaries and garden gate to the driveway. From the driveway a pathway leads to a gate on the left hand side into a fantastic secret garden offering incredible space with greenhouse,, shed and decking area all enclosed and very private.

The property has an estimated rental income of £1,100 PCM. Offered to the market with no onward chain.

- PROCEEDABLE VIEWERS ONLY A semi detached cottage set in the heart of the village
- A delightful sitting room with inglenook & log burner inset
- Three lovely double bedrooms
- Enclosed front garden , a second garden a short distance from the cottage
- Great walks and a short distance from Saul Junction
- Requires some modernisation
- Fitted kitchen with integral appliances, dining room with stairs to the first floor
- Four piece bathroom with roll top bath & separate shower cubicle
- Ease of access to the motorway
- Offered to the market with NO ONWARD CHAIN







## Location & Amenities

Whitminster is a small village on the outskirts of Gloucester with a local pub, hotel, village store, various takeaway outlets and Highfield Garden World with restaurant. A popular village primary school and playing fields are in the village.

Whitminster is located within 1 mile of the M5 at junction 13, ideal for commuting to Bristol, Birmingham. With an ease of access to Gloucester, Stonehouse and Stroud where you will find shopping and leisure facilities. Superb links to railway stations at Cam and Stonehouse that provide direct trains to London and Bristol.. All making this a great location for commuters and family life.



## 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:** SDC. Council Tax Band C and EPC rating D

## Directions

From Junction 13 of the M5 motorway take the signpost for the A419 towards Frampton On Severn & Whitminster. Follow to the island and turn right onto the A38, passing Highfield Garden Centre on the left hand side, after a short distance a turning on the left into School Lane. You will see our sign and then follow along the lane where you will see our for sale board on the right hand side.



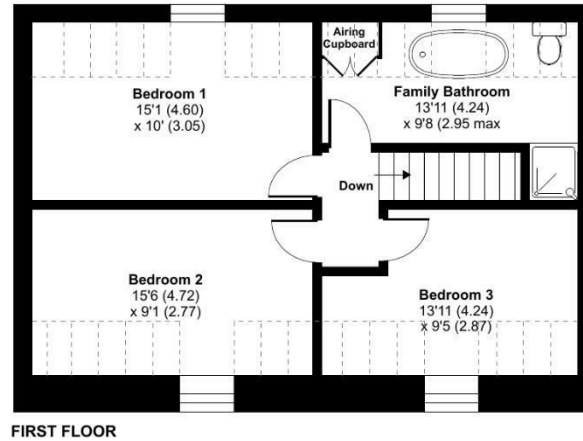
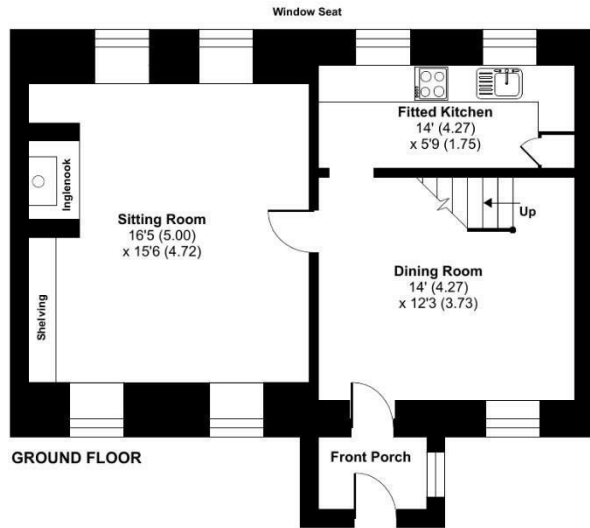


# Yew Tree Cottage, School Lane, Whitminster, Gloucester, GL2

Approximate Area = 964 sq ft / 89.6 sq m  
 Limited Use Area(s) = 182 sq ft / 16.9 sq m  
 Total = 1146 sq ft / 106.5 sq m  
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for AJ Estate Agents of Gloucestershire. REF: 1023127

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



If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.