

Still Meadow

Moorend Lane

Slimbridge

Gloucestershire

GL2 7DG



OFFERS IN THE REGION OF: £595,000

4 BED, 2 BATHROOMS, 3 RECEPTIONS

An excellently presented bungalow for sale



Introducing

STILL MEADOW



An impeccably presented four-bedroom bungalow in Slimbridge Village

Impeccably maintained to the highest standard, this 1,565 sq.ft detached bungalow sits in the heart of tranquil Slimbridge, close to the Gloucester & Sharpness Canal and Slimbridge Wetland Nature Reserve. 'Still Meadow' is an excellent property and viewing is highly advised - The property features a large modern kitchen, three spacious reception rooms (living, dining, large light-filled conservatory / garden room) and a large bathroom, shower room and separate toilet. Its manageable 0.3-acre plot boasts an expansive front lawn and rear garden with water features and allotment planters, perfect for growing your own food and embracing a 'good life' homestead. The driveway fits five plus cars, ideal for boat storage, plus a garage. There is development potential for a side extension and loft conversion (Subject to Planning Permission), with an opportunity to create an additional two-three en-suite bedrooms and a study/home office.

Nestled in Slimbridge's heart, Still Meadow is a short distance to the Tudor Arms pub, canal side cafés, post office and Slimbridge Primary School. Enjoy walks and peaceful family outings in this well-connected retreat. Cam & Dursley towns with train station are five minutes away, links to Bristol (30 minutes) and Gloucester (15 minutes), with M5 access nearby.



Key Features

- Impeccably maintained modern detached bungalow
- Generous size at 1,565 sq.ft on one level
- Modern kitchen with high-quality fittings
- Three reception rooms
- A generous garden room at 27m² (290sq.ft)
- Large bathroom, separate shower room, and toilet
- Manageable and functional 0.3-acre plot
- Rear garden with pond and allotment planters
- Driveway for five-plus cars, ideal for boat storage
- Single garage for secure parking or storage
- Loft conversion potential (STPP) / Permitted Development (PD)
- Side Extension potential (STPP)
- In Slimbridge's heart, near canal and nature reserve
- Walk to Tudor Arms, canal-side cafés, church & Primary School

WELCOME TO

SLIMBRIDGE

A FAMILY FRIENDLY RURAL VILLAGE SET IN NATURE

Welcome to Slimbridge, A picturesque village surrounded by nature, Slimbridge, a tranquil gem, sits by the Severn Estuary. Renowned for its Wetland nature reserve and scenic canal walks, it brims with wildlife, peaceful trails, and a family-friendly atmosphere, ideal for growing families or retirees. Minutes from Cam, Dursley and Stroud, and close proximity to Bristol and Gloucester, it offers an excellent primary school, a local pub, canal-side cafés, excellent walking trails and a historic church. Slimbridge blends serene rural living with great connectivity, making it a perfect home for those seeking a nature-rich community with the countryside on your doorstep.



Natural Beauty & Rich History

- Slimbridge nestles by the River Severn's rolling meadows.
- WWT Slimbridge Wetland Centre, founded 1946 by Sir Peter Scott, spans 800 acres, excellent for families and animal lovers alike
- The 1827 Gloucester & Sharpness Canal, with swing bridges, links you to Frampton-on-Severn, Saul, and Berkeley Castle's Norman walls.
- 13th-century St John the Evangelist Church enriches village heritage.

Community Infrastructure

- A host of community facilities including a primary School, post-office and village hall with community events and clubs.
- Tudor Arms pub and a canal side Café's offer hearty pies, ciders, and canal-side scones.
- WWT's lantern-lit marsh walks and dragonfly festivals blend nature with local art exhibitions.

Connectivity

- Cam & Dursley station, five minutes away, connects to Bristol (30 mins), Gloucester (15 mins).

Nearby Recreation

- Stroll local nature walks and canal towpaths to Frampton or Saul, or tread Severn Way's tidal paths.
- Spot kingfishers at WWT hides or join canoe trips for family-friendly adventures.
- Visit Berkeley Castle's medieval grounds or explore Shepherd's Patch trails for walks.





A Look Inside
STILL MEADOW























Loft Space: Conversion Potential

TECHNICAL DETAILS

- Total Floor Area: 1,565 sq.ft (145.39 m²)
- Garage Area: 151 sq.ft (14.03 m²)
- Plot Size: 0.3 acr
- Tenure: Freehold
- Title Number: GR191508
- Restrictive Covenants: None
- Local Authority: Stroud District Council
- Conservation Area: No
- EPC Rating: D (Potential uplift to C)
- Council Tax Band: D (£2,369 per annum)
- Mains Services: Water, electric, drainage
- Connectivity: Good phone signal, ultrafast broadband (Ofcom)
- Loft Conversion: Subject to planning permission (STPP) or permitted development (PD)
- Side Extension Potential (STPP)

ENERGY PERFORMANCE CERTIFICATE

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Still Meadow has scope for increased efficiencies with details set out in the EPC which can be issued on request.

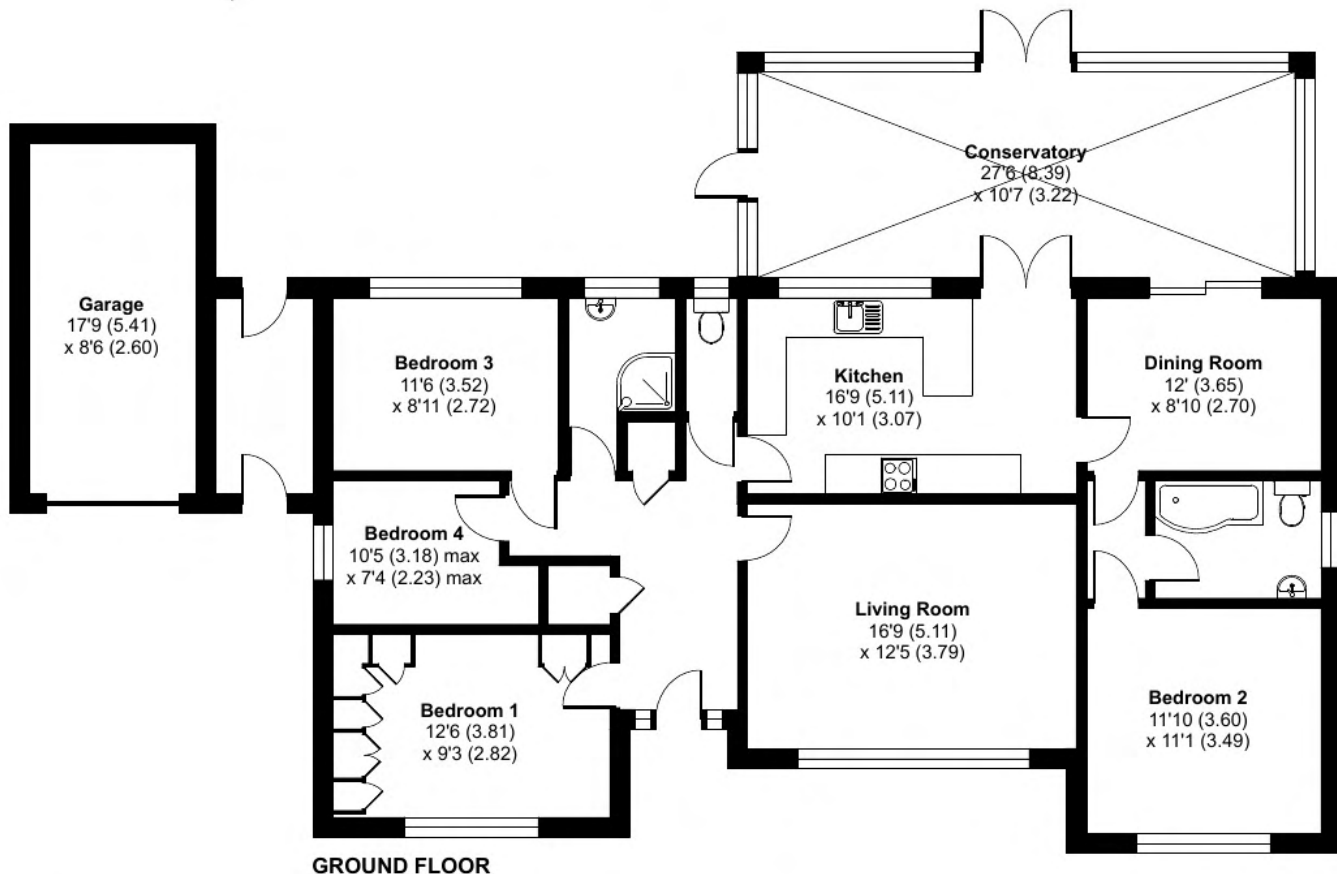
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.



House = 1565 sq ft / 145.3 sq m
Garage = 151 sq ft / 14 sq m
Loft Space 1 = 1003 sq ft / 93.1 sq m
Loft Space 2 = 314 sq ft / 29.1 sq m
Total = 3033 sq ft / 281.7 sq m

For identification only - Not to scale



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Buy Me!



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