

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A SPACIOUS DETACHED BUNGALOW SITUATED WITHIN THE HEART OF THE POPULAR VILLAGE OF REDMARLEY BENEFITTING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING OFFERING THREE BEDROOMS WITH EN-SUITE TO MASTER, SITTING ROOM WITH DINING AREA, BREAKFAST KITCHEN INCLUDING APPLIANCES, CONSERVATORY, GARDEN ROOM, ATTRACTIVE ENCLOSED GARDEN, GARAGE WITH ATTACHED CARPORT AND DRIVEWAY PARKING. EPC D**

## Larksmere - Guide Price £625,000

Redmarley, Gloucester, Gloucestershire, GL19 3HS



# Larksmere

## Location & Description

Larksmere is situated next to the church in the heart of the village and within walking distance of the primary school. Redmarley is a sought after village approximately 7 miles from the market town of Ledbury, approximately 12 miles from the city of Gloucester and approximately 16 miles from Cheltenham. Within the village there is a church, village hall, Redmarley Primary Academy school, tennis and cricket club, and nearby the Rose & Crown public house. There are school buses to John Masefield, Ledbury and Newent Community secondary schools and a shop/post office 3 miles away at Bromsberrow Heath. The nearby town of Ledbury is easily accessible and has an excellent range of facilities including a main line railway station with trains to Hereford, Worcester, Birmingham, London Paddington and Oxford. The M50 motorway is 1 mile distant bringing Birmingham airport, the Midlands, South Wales and the South West within each reach.

## Property Description

Larksmere is a well presented three bedroom detached bungalow situated in the heart of the village enjoying private gardens and driveway parking.

The property benefits from oil central heating and double glazing throughout with spacious accommodation comprising a large conservatory to the front opening to the entrance hall, sitting/dining room with garden room off, breakfast kitchen including a Rangemaster cooker and further appliances, master bedroom with ensuite bathroom and dressing room with access to the garden, two further bedrooms and a separate shower room with WC.

The generous attic may be suitable for conversion subject to the necessary planning consents.

Outside, the bungalow enjoys private gardens with a driveway providing generous parking and access to the detached garage with attached carport.

Available with no onward chain, the agent recommends an early inspection.

Accommodation with approximate dimensions as follows:

### **Conservatory 5.27m (17ft) x 3.80m (12ft 3in)**

Spacious with glazed door to the garden. Sliding doors opening to the sitting room. Ceiling fan. Radiator. Door to:

### **Hallway**

With cloaks cupboard. Access to roof space. Radiator. Doors to:

### **Sitting / Dining Room 8.00m (25ft 10in) x 3.54m (11ft 5in)**

Feature fire place with gas fire. Radiator. TV point. Glazed sliding door to:

### **Garden Room 3.35m (10ft 10in) x 2.27m (7ft 4in)**

With double glazed windows and door opening on to the garden. Polycarbonate roof. Tile effect flooring. Radiator. Door to:

### **Breakfast Kitchen 5.61m (18ft 1in) x 3.61m (11ft 8in)**

Fitted with a range of wooden fronted base and eye level units incorporating two glazed display cupboards. Composite one and a half bowl sink unit with tiled splash back and work surfaces over. Appliances to include electric **RANGEMASTER COOKER** with gas hob





(CALOR GAS) and extractor hood over, **DISHWASHER, FRIDGE** and **FREEZER**. Double glazed window to rear with garden views. Tiled floor.

**Bedroom 1 4.70m (15ft 2in) x 3.02m (9ft 9in)**

With fitted wardrobes and over bed storage. Radiator. Wooden Bi-fold doors opening to:

**Dressing Area 2.87m (9ft 3in) x 1.80m (5ft 10in)**

With double glazed window to side and doors opening onto the veranda and garden. Door to:

**En-Suite Bathroom**

Suite comprising WC, wash hand basin and bath with pressurized shower over. Chrome ladder radiator. Tiled walls. Double glazed window to rear with obscured glass. Downlights. Extractor fan.



**Bedroom 2 4.28m (13ft 10in) x 3.15m (10ft 2in)**

With double glazed window to front. Fitted wardrobes. Radiator.

**Bedroom 3 3.18m (10ft 3in) x 2.68m (8ft 8in)**

With double glazed window to front. Radiator. Downlights.

**Shower Room**

Walk-in shower with electric shower. WC, vanity unit with inset wash hand basin, storage and matching wall unit with cupboards, drawers and mirror. Radiator. Fully tiled walls. Tile effect flooring. Double glazed window to rear with obscured glass.

**Outside**

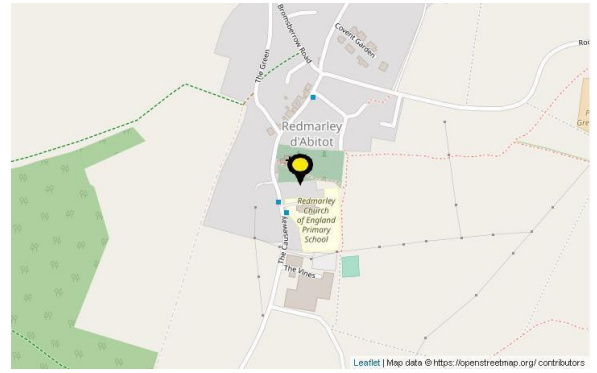
The property is approached via a tarmac driveway with parking for several vehicles and gives access to the detached garage with light, power and adjoining carport. The front garden is laid to lawn with hedge borders and flowerbeds. A side gate leads to the enclosed and private landscaped rear garden with a paved seating area with veranda over, good sized lawn with central flowerbed and hedge boundaries.

The garden adjoins land owned by the parish church with views over countryside beyond.



## Directions

Proceed out of Ledbury on the A417. Continue over the M50 at Bromsberrow and then turn right just before the Inn at Redmarley, signposted to Redmarley. Proceed up the hill and fork left by the war memorial. Continue for a short distance where the property will be located to the right of the church.



## Services

We have been advised that mains electricity and water are connected to the property.

Central heating is oil fired. Calor gas for the Rangemaster cooker and fire in the sitting room. Private drainage via a septic tank. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND "E"

## EPC

The EPC rating for this property is D (57).

GROUND FLOOR  
1550 sq.ft. (144.0 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given.  
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## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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