



Greenfields Lime Street
Eldersfield GL19 4NX



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £645,000

A SPACIOUS FOUR DOUBLE BEDROOM DETACHED BUNGALOW with TWO EN-SUITES, NEW FLOORING THROUGHOUT, AMPLE PARKING, LOVELY MATURE LOW MAINTENANCE MANAGEABLE GARDENS, ALL BEING OFFERED with NO ONWARD CHAIN IN AN IDYLIC RURAL LOCATION.

Eldersfield boasts an abundance of footpaths and quiet country lanes, a popular village primary school, a medieval church complete with landmark spire and an award winning public house, The Butchers Arms (only a short stroll from the property). The neighbouring villages offer further amenities with Pendock and Ashleworth providing a post office and village stores and Staunton a doctor's surgery, garage, and bus service to surrounding districts. The area is very well serviced by secondary schools, being in the catchment of Hanley Castle and Newent Community School, Tewkesbury School and the grammar schools of Gloucester and Cheltenham also within easy reach. The property is approximately 8 miles north of the City of Gloucester, with the local market town of Tewkesbury approximately 7 miles away, Ledbury 9 miles away and Cheltenham Spa 10 miles away.

For the commuter access can be gained to the M50 (junction 2) approximately 4-5 miles from Staunton, for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



Entrance via part glazed solid timber door through to:

ENTRANCE PORCH

Tiled flooring and shelving. Wooden latch door to:

ENTRANCE HALL

Book shelving, airing cupboard with radiator and shelving, built in cloaks cupboard.

LOUNGE

15'8 x 11'2 (4.78m x 3.40m)

Fireplace with raised hearth, inset wood burning stove, radiator, front aspect window offering a private outlook over the gardens.

DINING / SITTING ROOM

16'1 x 11'10 (4.90m x 3.61m)

Attractive exposed flooring, radiator, side and rear aspect windows with a private outlook over the gardens, fully glazed French doors through to the front patio.

KITCHEN

18'11 x 9'4 (5.77m x 2.84m)

Belfast sink unit with mixer tap over, range of base and wall mounted units, integrated dishwasher, electric oven with four ring ceramic hob over, fitted Aga cooking range with hot plates and ovens, exposed flooring, rear aspect window.

REAR PORCH / UTILITY

Fitted shelving, plumbing for washing machine, half glazed door through to the rear garden.

MASTER BEDROOM

17'4 x 13'1 (5.28m x 3.99m)

Double radiator, fully glazed UPVC French doors through to rear garden.





EN-SUITE

8'8 x 5'10 (2.64m x 1.78m)

Fitted double shower cubicle and tray, shower, tiled surround, pedestal wash hand basin, tiled splashback, close coupled WC, heated towel rail, extractor fan, side aspect frosted window.

BEDROOM 2

12'5 x 12'4 (3.78m x 3.76m)

Radiator, boiler cupboard housing the oil-fired central heating boiler, front aspect window.

EN-SUITE

8'3 x 5'10 (2.51m x 1.78m)

Double shower cubicle and tray, shower, pedestal wash hand basin, close coupled WC, heated towel rail, sun tunnel.

BEDROOM 3

16'4 x 10'0 (4.98m x 3.05m)

Double radiator, built-in cupboard with hanging rail and shelving, front aspect window with outlook over the gardens.

BEDROOM 4

10'11 x 8'2 (3.33m x 2.49m)

Double radiator, access to roof space, rear aspect window with a private outlook.

BATHROOM

8'1 x 7'10 (2.46m x 2.39m)

White suite comprising of modern panelled bath with shower attachment over, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, tiled flooring, heated towel rail, rear aspect frosted window.

OUTSIDE

A gravelled driveway, suitable for the parking of several vehicles, caravan, boat etc., leads through to the front.

The property has lovely mature gardens to the front, side and rear with various mature flower borders, shrubs, bushes, trees etc, patio areas, pond, lawned area, raised beds, oak framed pergola (5m x 2.7m), kitchen / bar area, garden shed (1.8m x 2.4m), outside lighting, outside tap, open fields to the front and rear. The plot measures approximately one quarter of an acre.

SERVICES

Mains water and electric, private drainage system, oil fired heating.

Fibre broadband is available at the property.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D

Malvern Hills District Council, Council House, Avenue Road, Malvern, Worcs. WR14 3AF.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

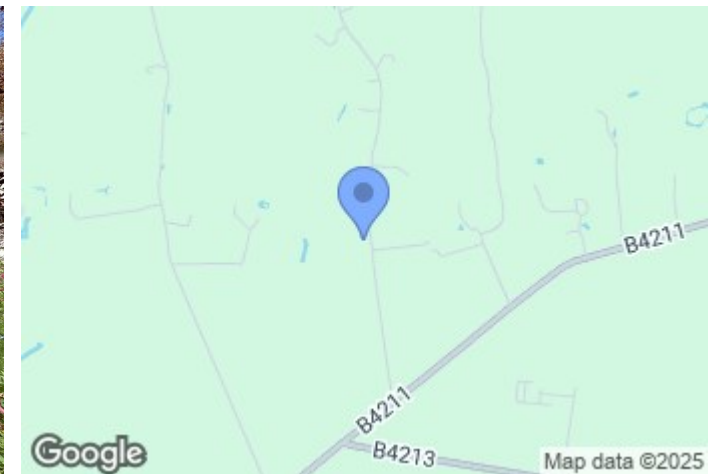
From Gloucester proceed along the A417 passing through Maisemore and Hartpury. Just before reaching the village of Staunton, turn right where signposted Tewkesbury and Upton-on-Severn along the B4211. Continue along taking the third left signposted to Eldersfield into Lime Street. Proceed along for approximately half a mile and the property will be found on your left hand side.



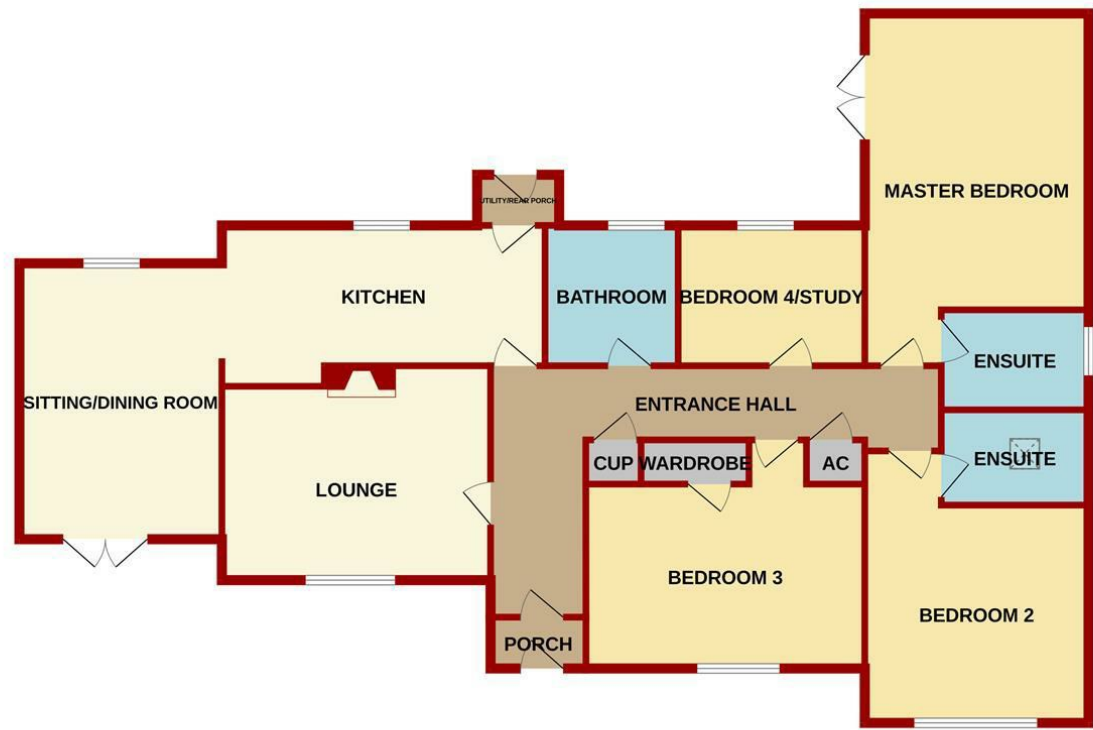


PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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