



Cross Hands House Gloucester Road
Corse GL19 3BU



STEVE GOOCH
ESTATE AGENTS | EST 1985

£625,000

A HANDSOME 1930'S FOUR BEDROOM DOUBLE FRONTED RESIDENCE having TWO RECEPTIONS, DETACHED DOUBLE GARAGE and AMPLE PARKING, GARDENS EXTENDING TO JUST OVER ONE QUARTER OF AN ACRE with COUNTRYSIDE VIEWS, offering EXCELLENT COMMUTER ACCESS TO THE MOTORWAY NETWORK.

Corse is a small hamlet within the Parish of Eldersfield. It has a primary school, petrol garage with shop, church and hotel. Corse is ideally situated for access to a variety of nearby towns including Newent (6 miles approximately), Ledbury (9 miles approximately) and Tewkesbury (9 miles approximately). These towns offer a good range of shops, supermarkets, schooling, churches and libraries. The City of Gloucester (6 1/2 miles approximately) has a comprehensive range of facilities (including a main line train station) and Cheltenham is approximately 12 miles distant.

For the commuter, access can be gained to the M50 via junction 2 for onward connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





The property is accessed via a double glazed UPVC door into:

ENTRANCE HALL

Original ornate tiled floor, single radiator, coved ceiling, door to under stairs storage cupboard, stairs leading off.

LOUNGE

19'2 x 13'9 (5.84m x 4.19m)

Brick and tiled fireplace with wooden mantle housing a cast iron log burner, picture rail, double and single radiator, TV point, wall light fittings, front aspect bay window, side aspect French doors.

DINING ROOM

14'9 x 13'9 into bay (4.50m x 4.19m into bay)

Beautiful ornate cast iron fire with tiled fireplace and decorative surround, double radiator, front aspect bay window.

BREAKFAST ROOM

13'9 narrowing to 11'4 x 11'6 (4.19m narrowing to 3.45m x 3.51m)

1930's original Foresight antique built-in range oven with fireplace and double oven, tiled hearth and wooden mantle over, wooden flooring, TV point, double radiator, coved ceiling, side and rear aspect windows with an arched opening into:

KITCHEN

18'9 x 7'5 (5.72m x 2.26m)

Comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl single drainer stainless steel unit with mixer tap, integrated appliances to include oven, microwave, four ring halogen hob, double extractor fan over, natural stone tiled floor, integrated dishwasher, double radiator, three rear aspect windows and a half glazed UPVC door leading to:

CONSERVATORY / SUN ROOM

21'0 x 5'7 (6.40m x 1.70m)

Lower brick and upper UPVC double glazed construction with polycarbonate roof, side aspect window, half glazed UPVC door leading out to the gardens.

CLOAKROOM /WC

Side and rear aspect frosted window.

UTILITY ROOM

8'4 x 3'6 (2.54m x 1.07m)

Plumbing for washing machine, Worcester oil-fired boiler supplying the hot water and central heating, thermostat controls, power and lighting.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space, coved ceiling, front aspect window.

BEDROOM 1

13'9 x 13'9 additional space housing wardrobes (4.19m x 4.19m additional space housing wardrobes)

Double radiator, picture rail, front and side aspect windows offering far reaching views.

BEDROOM 2

13'9 x 11'9 (4.19m x 3.58m)

Feature fireplace, double radiator, picture rail, front aspect window offering lovely far reaching elevated views.

BEDROOM 3

14'1 max x 11'6 (4.29m max x 3.51m)

Cast iron fireplace, double radiator, rear aspect window offering a lovely outlook over the fields.

BEDROOM 4

13'9 x 7'5 (4.19m x 2.26m)

Single radiator, picture rail, airing cupboard with lagged hot water tank, slatted shelving and storage space, rear aspect window offering a lovely view over the fields.

SHOWER ROOM

7'6 max x 6'7 (2.29m max x 2.01m)

Large double corner shower cubicle, accessed by sliding doors, with built-in electric shower, WC, vanity wash hand basin with mixer tap above and cupboards below, shaver light point, chrome heated towel rail, extractor fan, rear aspect frosted window.

OUTSIDE

A driveway at the front of the property provides off road parking for six vehicles which leads to:

DETACHED DOUBLE GARAGE

22'0 x 19'1 (6.71m x 5.82m)

Accessed via up and over door with side aspect double glazed personal door, power and lighting, roof storage space, rear aspect window.

A wrought iron pedestrian gate and crazy paved pathway leads to the front door with

front gardens laid to lawn and well tended planted borders. Continuing round to the side of the property, a further pathway and lawns, with gated access, leads to the main rear garden which is laid to lawn with concrete hardstanding, decorative borders.

DETACHED DOUBLE MARLEY GARAGE / WORKSHOP

Adjoining dog pen and further concrete hardstanding area.

The garden is enclosed by fencing and offers pleasant views with a lovely backdrop onto surrounding fields and countryside and measures just over one quarter of an acre.

SERVICES

Mains water, electric and drainage. Oil-fired heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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

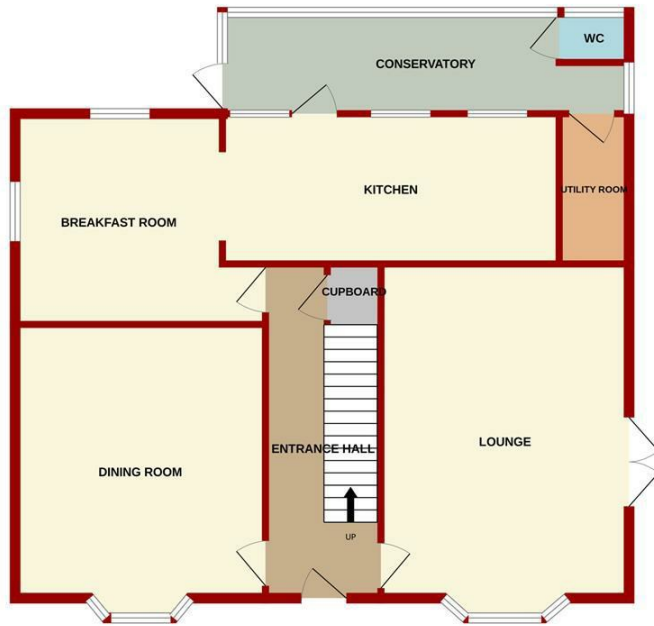
From Gloucester, proceed along the A417 passing through the villages of Maisemore and Hartpury. Continue along the A417 and just before the BP Garage, turn right into Lawn Road, where the property can be located on the left hand side after a short distance.

PROPERTY SURVEYS

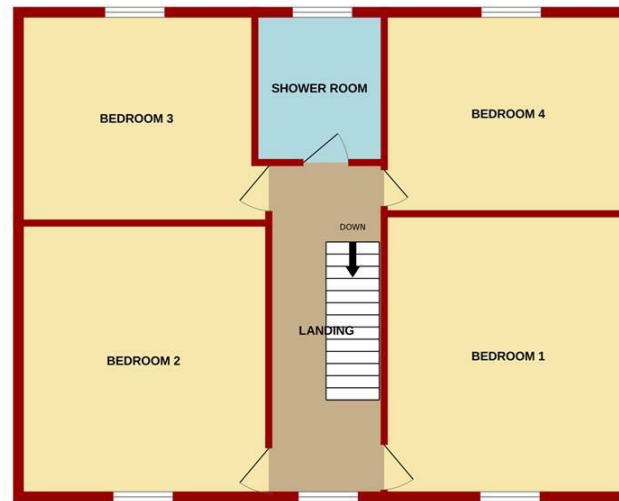
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



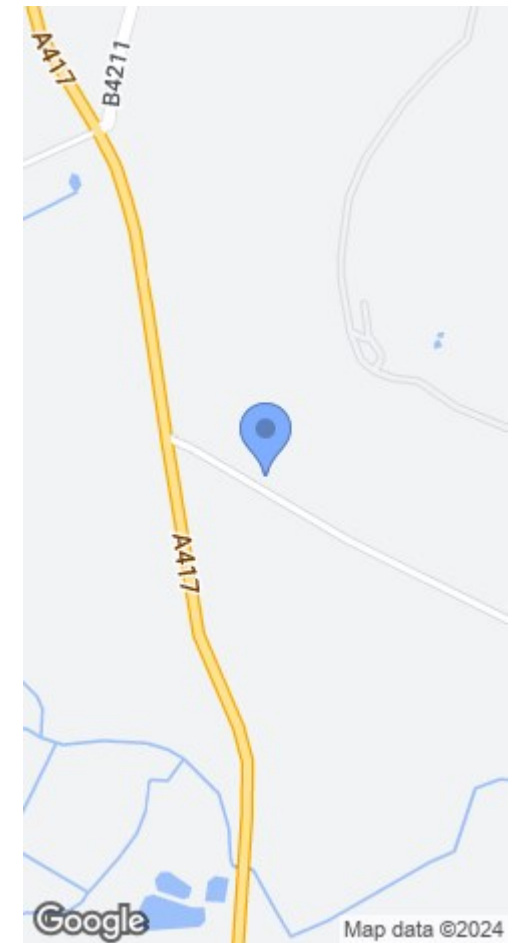
GROUND FLOOR



1ST 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 | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 93 | 44 |
| 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 | | |

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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