



Jomar Springdale
Churcham GL2 8AS



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £550,000

An EXCEPTIONALLY PRESENTED FOUR BEDROOM DETACHED DORMER BUNGALOW built in the 1950's, RENOVATED BY THE CURRENT OWNERS, having TWO GROUND FLOOR BEDROOMS and TWO FIRST FLOOR BEDROOMS, 100FT REAR GARDEN, SITUATED IN A BEAUTIFUL SEMI-RURAL LOCATION with OFF ROAD PARKING.

This popular village has a church, garage and primary school with the village of Huntley just 5 minutes drive away where amenities include a butchers, hairdressers, a primary school, garage, village hall, church and a public house. Local comprehensive schooling is available at Newent Community School or Dean Magna in Mitcheldean. Newent is approximately 7/8 miles away and the city centre of Gloucester approximately 4/5 miles where more facilities can be found.

Additional sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.





Enter the property via UPVC double glazed front door into:

ENTRANCE HALL

Double radiator, telephone point, turning staircase leading off, door to storage cupboard housing Vaillant LPG fired boiler, under stairs storage cupboard.

LIVING ROOM

23'1 x 18'4 (7.04m x 5.59m)

Main sitting area and steps leading down to lower area with French doors leading to deck and garden, feature fireplace housing electric fire, two double radiators, inset spotlighting, further single radiator, two rear aspect windows, side aspect window. Door to:

KITCHEN / DINING ROOM

23'10 x 10'9 narrowing to 8'6 (7.26m x 3.28m narrowing to 2.59m)

A range of modern base and wall mounted units with laminated worktops and tiled splashbacks, integrated oven with four ring halogen hob and extractor fan over, space for American fridge / freezer, plumbing for washing machine, integrated dishwasher, breakfast bar area, under unit spotlighting, side aspect window. In the dining area, there is a double radiator, side and rear aspect windows and a half glazed UPVC door to the driveway.

FROM THE ENTRANCE HALL, DOOR LEADS TO:

BEDROOM 1

12'0 x 11'11 (3.66m x 3.63m)

Built-in triple wardrobe, double radiator, front aspect window with fitted blinds.

BEDROOM 2

11'10 x 9'0 (3.61m x 2.74m)

Single radiator, front aspect window with fitted blinds.

SHOWER ROOM

8'1 x 7'3 (2.46m x 2.21m)

Corner shower cubicle, built-in overhead and detachable hand shower, laminate splashbacks, WC, vanity wash hand basin with mixer tap and cupboard below, tiled floor, tiled splashbacks, mirrored medicine cabinet, inset spotlighting, chrome heated towel rail, two side aspect frosted windows with fitted blinds.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Door to storage cupboard, double radiator, front aspect window.

BEDROOM 3

17'8 x 9'0 (5.38m x 2.74m)

Double radiator, two side aspect Velux roof lights, rear aspect window offering views over the surrounding countryside.

BEDROOM 4

12'2 x 10'0 (3.71m x 3.05m)

Double radiator, rear aspect window offering lovely views over the surrounding countryside.

BATHROOM

8'6 x 7'1 (2.59m x 2.16m)

White suite comprising of a WC, vanity wash hand basin with mixer tap and cupboard below, chrome heated towel rail, rear aspect Velux roof light.

OUTSIDE

To the front of the property, a block paved driveway provides off road parking for two vehicles with paved and slated driveway at the side of the property leading to shed / workshop, bin storage area and the rear gardens. At the side of the property, there is a water tap. To the front, a gravelled pathway and gate provides access to low maintenance formal front gardens, enclosed by brick walling and sleepers, laid to gravel with landscaped patio area, LPG tank. Gated side access leads to the rear gardens which comprise of a large decked seating area, outside lighting, awning, step down to lower decked area and large patio seating area, low maintenance gravelled borders, landscaped beds planted with mature trees, shrubs and bushes, further wooden shed, lawned areas, all enclosed by wood panel and trellis fencing, backing onto open fields and countryside and measuring approximately 100ft in length.

SERVICES

Mains water, electric and drainage. LPG heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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 Newent, proceed along the B4216 (Culver Street) towards Huntley. On reaching the A40, turn left towards Gloucester and continue through Huntley, passing the Kings Head public house on the right. Proceed down the hill and take the first left into Bulley Lane just after the garage. Proceed along the lane taking the first left into Springdale Road and the property can be found on the right hand side.

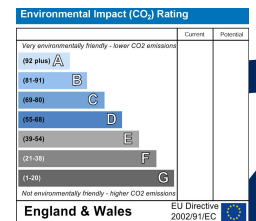
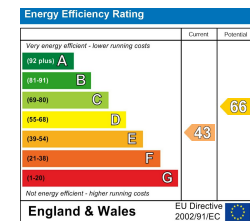
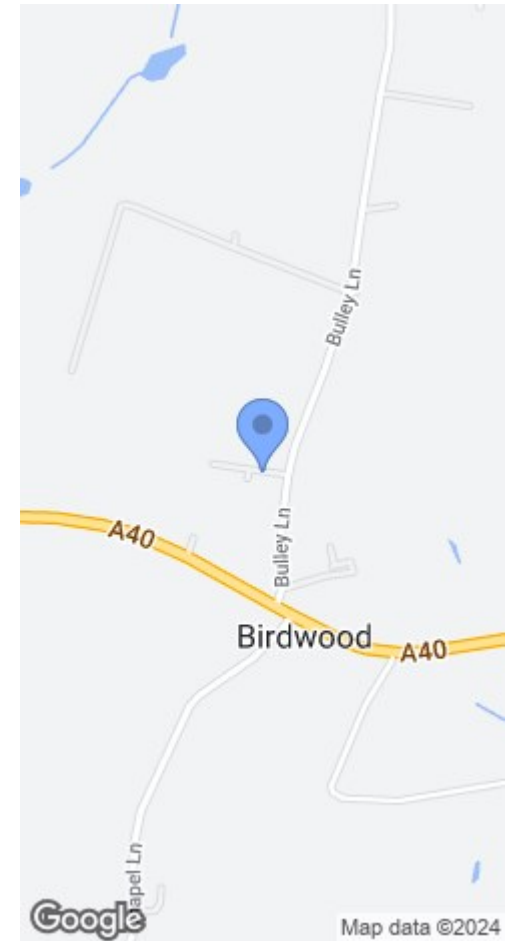
PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only
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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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