



**1 Goodrich Hill**  
**Ashleworth GL19 4JD**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 1 Goodrich Hill

Guide Price £665,000

## Ashleworth GL19 4JD

**EXTENDED FOUR BEDROOM DETACHED EXECUTIVE HOME** situated in the **POPULAR VILLAGE OF ASHLEWORTH** with **GOOD SIZED, WELL PLANNED ACCOMMODATION, PARKING** and **DETACHED DOUBLE GARAGE** together with a **LOVELY WRAP AROUND GARDEN** having a **DUNSTER HOUSE GARDEN ROOM** with **BBQ AREA** and **SEATING** and **ENJOYING VIEWS OVER THE VILLAGE AND HILLS BEYOND.**

Ashleworth offers local amenities to include a primary school, Post Office / shop and a church.

There is a bus service to Gloucester City Centre (approximately 5 miles distant) and a train station in central Gloucester (approx 6 1/2 miles). For the commuter, access can be gained to the motorway network via junction 11a of the M5 (approximately 10 miles), linking up the Midlands, and the North, Wales, London and the South.

Benefits include **ELECTRICITY UPGRADE WITH NEW CIRCUIT BOARDS, SOLID OAK FLOORING, CERAMIC TILED FLOORING, GAS CENTRAL HEATING WITH HIVE HEATING CONTROLS** and **SOLAR PANELS.**



## ENTRANCE PORCH

Via part glazed door, tiled flooring, front aspect window. Fully glazed door to:

## GOOD SIZED ENTRANCE HALL

Double radiator, ceramic tiled flooring, oak stairs to the first floor with large under stairs storage cupboard.

## CLOAKROOM

White suite comprising close coupled w.c., pedestal wash hand basin, radiator, side aspect frosted window.

## LOUNGE

19'01 x 13'04 (5.82m x 4.06m)

Fireplace with inset wood burning stove, solid oak flooring, double radiator, front aspect window with a private outlook, sliding patio doors to the enclosed rear garden. Doorway through to:

## PLAY ROOM/STUDY

20'02 x 8'11 (6.15m x 2.72m)

Oak flooring, fitted work station with his/hers desks, built-in cupboards and drawers, double radiator, access to roof space, front and rear aspect windows.

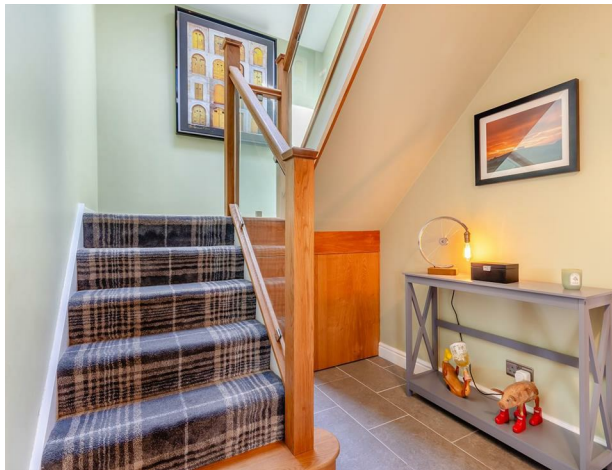
FROM THE ENTRANCE HALL, FULLY GLAZED DOUBLE DOORS LEAD TO:

## FAMILY KITCHEN/DINING ROOM

20'3 x 16'00 (6.17m x 4.88m)

Custom built solid wood kitchen to comprise Belfast sink unit, single drainer, mixer tap, cupboard under, range of base and wall mounted unit, various integrated appliances to include Rangemaster professional deluxe with five ring gas hob, warming plate, ovens below, cooker hood above, dishwasher, wine fridge, American fridge/freezer, full height storage cupboards, cupboard housing the gas fired central heating and domestic hot water boiler (approx 3-4 years old), plumbing for automatic washing machine, ceramic tiled flooring, central breakfast island with storage, drawers and cupboards, double radiator, rear aspect window with an outlook over the gardens, double glazed sliding patio doors to the rear garden, half glazed frosted door to the side.





FROM THE ENTRANCE HALL, STAIRCASE LEADS THROUGH TO THE FIRST FLOOR:

### **GOOD SIZED LANDING**

Airing cupboard with hot water tank (fitted approximately 12 months ago), Hive heating controls, front aspect velux roof light with built-in blind.

### **MASTER BEDROOM**

**15'05 x 13'08 (4.70m x 4.17m)**

Large double wardrobe via sliding doors with hanging rail and shelving, double radiator, rear aspect window, door to en-suite dressing room (can be converted back to bedroom 4 if required).  
Door to:

### **EN-SUITE SHOWER ROOM**

Fitted shower cubicle and tray, electric shower, tiled surround, pedestal wash hand basin, tiled splashback, close coupled w.c., mirror with lighting, built-in medicine cabinets, rear aspect frosted window.

### **BEDROOM 2**

**13'05 x 8'10 (4.09m x 2.69m)**

Double radiator, rear aspect window.

### **BEDROOM 3**

**13'05 x 9'01 (4.09m x 2.77m)**

Double radiator, side aspect window with a lovely outlook over the village towards the hills beyond.

### **BEDROOM 4/DRESSING ROOM**

**10'00 x 6'05 (3.05m x 1.96m)**

Range of fitted open fronted wardrobes, drawers, hanging rails and shelving, single radiator, front aspect window. (easily converted back to 4th bedroom if required)

### **FAMILY BATHROOM**

White suite comprising modern panelled bath, shower over, vanity wash hand basin, cupboards below, mirror faced medicine cabinet over, close coupled w.c., heated towel rail, fully tiled walls, front aspect frosted window.



## OUTSIDE

Tarmac driveway suitable for PARKING TWO VEHICLES leads to a DETACHED DOUBLE GARAGE 17'02 x 16'01 (5.23m x 4.90m) via electric roller shutter door, power and lighting, vinyl tiled flooring (could be used as a gym), tiled loft space with good storage, rear aspect window, half glazed door to the side, EV charger on the outside.

To the front of the property is a good sized paved patio area, bin storage units, log store, outside lighting, hot and cold water, DUNSTER HOUSE GARDEN ROOM 15'07 x 9'03 (4.75m x 2.82m) comprising covered seating area, bbq area, power and lighting, ceramic tiled flooring, two central heaters, roller blinds if required.

Gravelled pathway leads to the side of the property where there is a large raised decked seating area, outside power point, outside tap and lawned area. This continues to the private and enclosed rear garden which has a further raised decked area, paved patio area, good sized lawed area, vegetable produce area, fruiting trees, various shrubs, bushes and trees, outside security lighting, hot and cold water supply, pond with waterfall, fencing and hedging surround.

## SERVICES

Mains water, electricity and drainage. LPG heating.  
Broadband - TBC.

## AGENTS NOTE

Solar panels were installed in 2023 offering a 5.5kw supply with an income of approximately £700 per annum and free electricity during the day in the summer.  
There is also a wired CCTV system with ring.

## WATER RATES

Severn Trent - to be advised.

## LOCAL AUTHORITY

Council Tax Band: F  
Tewkesbury Borough Council, Council Offices, Gloucester Road,  
Tewkesbury, Gloucestershire. GL20 5TT.

## 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 into the village of Hartpury and just before the Royal Exchange pub turn right into Broad Street. Proceed along here into the village of Ashleworth and Goodrich Hill can be found on the 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



1ST FLOOR



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100	100		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	





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