



Sunrise Old Pike  
Staunton GL19 3QN



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# Sunrise Old Pike

## Staunton GL19 3QN

Guide Price £545,000

**A THREE BEDROOM DETACHED BUNGALOW with ATTACHED ONE BEDROOM ANNEXE, situated in a LOVELY UNSPOILT LOCATION, LOVELY FAMILY / KITCHEN / DINING ROOM, AMPLE PARKING, BEAUTIFUL WEST FACING VIEWS TO THE FRONT, set in A QUARTER OF AN ACRE. (PART NON-TRADITIONAL CONSTRUCTION).**

The village of Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

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





Entrance via half glazed door through to:

### ENTRANCE HALL

Double radiator, front aspect window. Further door gives access to:

### INNER HALLWAY

Single radiator, access to roof space via loft ladder, insulated with lights, cloaks cupboard with shelving.

### FAMILY KITCHEN / BREAKFAST ROOM

25'6 x 16'6 (7.77m x 5.03m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated four ring electric hob, cooker hood above, double oven, cupboard above and below, dishwasher, plumbing for washing machine, space for American fridge / freezer, tiled flooring, double radiator, spotlighting, side and rear aspect windows with the rear aspect having a lovely private outlook over the gardens, two sets of fully glazed French doors through to the side, through to a lovely, private patio.

### LOUNGE

22'0 x 11'1 (6.71m x 3.38m)

Radiator, double glazed sliding patio doors through to the private rear garden, large front aspect window with a superb unspoilt outlook over surrounding fields and farmland. Door to annexe.

### BEDROOM 1

12'3 x 10'9 (3.73m x 3.28m)

Double radiator, front aspect westerly facing window with a fantastic outlook over surrounding fields and farmland.

### BEDROOM 2

9'2 x 9'0 (2.79m x 2.74m)

Double radiator, side aspect window.

### BEDROOM 3

10'9 x 7'4 (3.28m x 2.24m)

Double radiator, front aspect west facing window with a lovely outlook over surrounding fields and farmland.







## **SHOWER ROOM**

**9'9 x 5'9 (2.97m x 1.75m)**

Fitted double shower cubicle, shower, tiled surround, wash hand basin with tiled splashback, close coupled WC, built-in cupboard with shelving over, tiled flooring, heated towel rail, rear aspect frosted window.

## **THE ANNEXE**

Entrance into:

## **ENTRANCE HALL**

Electric heater, door to:

## **LOUNGE**

**12'0 x 8'0 (3.66m x 2.44m)**

Wall mounted electric heater, large front aspect window with lovely views over surrounding fields and farmland.

## **KITCHEN / BREAKFAST ROOM**

**12'4 x 10'8 (3.76m x 3.25m)**

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated dishwasher, washing machine, four ring electric hob with cooker hood above, electric double oven / grill, cupboards above and below, tiled flooring, wall mounted electric heater, side aspect window, fully glazed doors through to the private rear garden.

## **BEDROOM**

**12'7 x 7'4 (3.84m x 2.24m)**

Electric heater, fitted wardrobes to one wall with mirror faced sliding doors, various hanging rail and shelving, access to roof space, side aspect window.

## **SHOWER ROOM**

**6'9 x 4'7 (2.06m x 1.40m)**

Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin with cupboards below, close coupled WC, tiled flooring, heated towel rail.

## **OUTSIDE**

From the lane, double timber gates give access to the front of the property where there is a gravelled parking and turning area, suitable for several vehicles, horsebox, boat, caravan etc., leads to:



## TWO LOOSE BOXES

**12'1 x 9'9 each (3.68m x 2.97m each)**

Access via stable doors, on a concrete base (but could be moved), outside power, outside lighting.

The front garden is westerly facing and has a superb outlook onto surrounding fields and farmland. Gated side access, to either side of the property (one side having an outside tap), leads through to the rear where there is a large paved patio area with outside lighting. This leads though to a large expanse of lawn, three good sized wooden sheds, flower borders, plants and mature trees, fencing and hedging surround. The garden is approximately one quarter of an acre.

## AGENT'S NOTE

The original part of the bungalow is of Woolaway construction (which forms approximately a third of the property). For further information, please speak to the office.

## SERVICES

Mains water, electricity and drainage. Oil fired heating to the main house, electric heating to the annexe.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## 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

Proceed out of Newent, along the Dymock Road, turning right towards Staunton. Proceed along for three to four miles until you see a turning left, signposted Sladbrook. Turn left here onto a small lane. Proceed to the end and the property can be found on your right hand side as indicated by our 'For Sale' board.

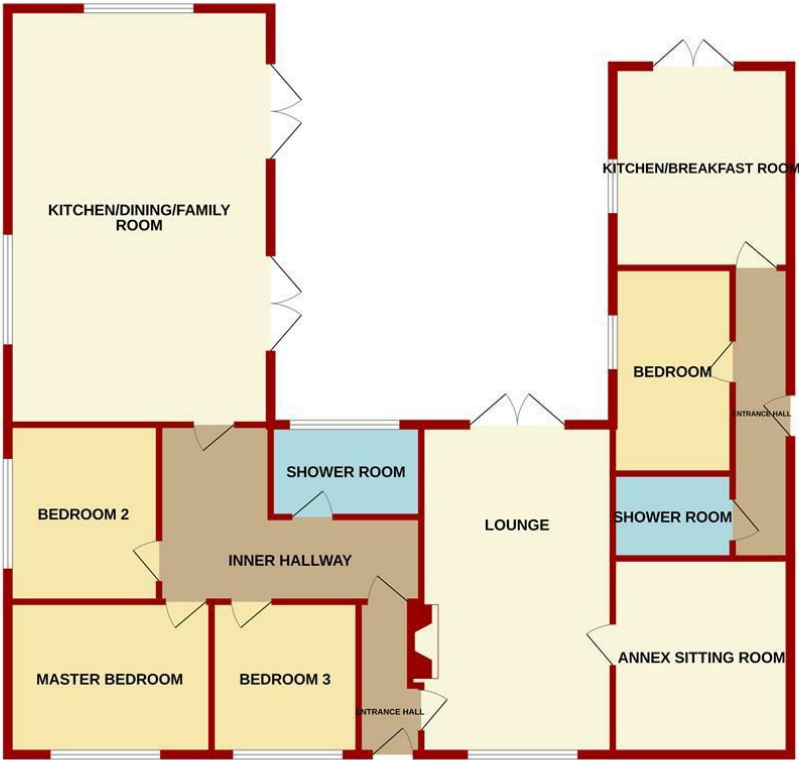
## PROPERTY SURVEYS

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





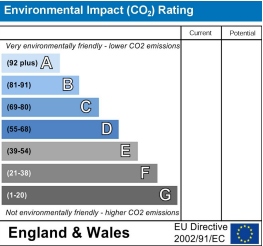
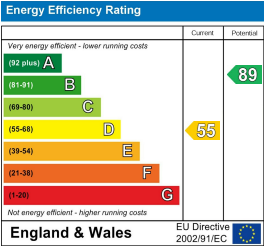
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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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