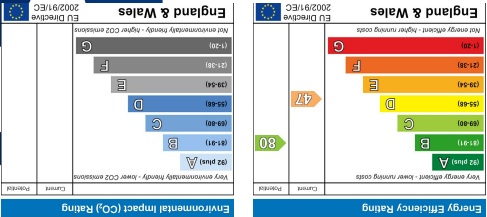


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Quay Cottage, The Quay, Ashleworth, Gloucestershire
Approximate Gross Internal Area
Main House = 102 Sq M/1098 Sq Ft
Garage = 41 Sq M/441 Sq Ft
Total = 143 Sq M/1539 Sq Ft



Guide Price £495,000

A THREE BEDROOM DETACHED "CHOCOLATE BOX" COUNTRY COTTAGE dating back to 1899, having TWO RECEPTIONS, BEAUTIFUL GARDENS APPROACHING HALF AN ACRE, GARAGE and AMPLE OFF ROAD PARKING, PLEASANT RIVERSIDE VIEWS.

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.



Entrance via solid wooden door into:

ENTRANCE PORCH

Flagstone flooring, two side aspect wooden windows. Wooden door to:

LIVING ROOM

14'7 x 11'20 (4.45m x 3.35m)

Flagstone flooring, radiator, television point, exposed wooden beams, front aspect double glazed windows, side aspect double glazed double doors to a lovely seating area with beautiful countryside views.

KITCHEN / DINING ROOM

18'4 x 11'4 (5.59m x 3.45m)

The kitchen has a range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap over, built-in oven and grill, integrated dishwasher, five ring hob with extractor fan over, kitchen island with cupboards below, space for fridge / freezer, flagstone flooring, space for large table and chairs, exposed wooden beams, inset wood burning stove with stone hearth and wooden mantle over, two radiators, front and side aspect double glazed window.

INNER HALL

Flagstone flooring, under stairs storage cupboard (which has plumbing for a washing machine), rear aspect double glazed window, rear aspect wooden door to:

CLOAKROOM

Low-level WC, pedestal wash hand basin, heated towel rail, two side aspect double glazed windows.

CONSERVATORY / SUN ROOM

13'4 x 6'4 (4.06m x 1.93m)

Tiled flooring, door to either side.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING

Access to loft space, rear aspect double glazed window with a lovely view over surrounding fields.

BEDROOM 1

14'6 x 11'3 (4.42m x 3.43m)

Radiator, front and side aspect double glazed windows, both having stunning outlook over surrounding farmland and the river.

BEDROOM 2

11'1 x 11'1 (3.38m x 3.38m)

Double wooden doors to airing cupboard with oil boiler and shelving, radiator, front aspect wooden double glazed window.

BEDROOM 3

11'4 x 7'3 (3.45m x 2.21m)

Rear aspect double glazed window with a lovely outlook.

BATHROOM

Suite comprising separate walk-in shower and bath, low-level WC, vanity wash hand basin with cupboards below, tiled walls, extractor fan, heated towel rail, rear aspect double glazed wooden window.

OUTSIDE

Entrance via five bar gate onto a tarmacadam driveway, suitable for the parking of several vehicles. A further five bar gate gives separate access for caravans, further storage.

The whole plot amounts to just under half an acre with mature flower borders, raised beds, poly tunnel, greenhouse, various private seating areas. A wooden gate at the bottom of the garden takes you further down where access can be gained to the Severn Way walk and in turn the river. There is also a concrete slipway. Fishing and mooring rights (subject to permission).

A pathway gives access to:

DOUBLE GARAGE

26'7 x 16'5 (8.10m x 5.00m)

Power and lighting, concrete pre-fab building.

AGENT'S NOTE

The property has previously flooded. The last time was in January 2024. In 1986, the Environment Agency put in a flood bank for the three properties at the end of the lane.

Planning (now lapsed) was passed historically for a two storey extension and garage.

SERVICES

Mains water and electricity, septic tank, oil-fired heating.

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
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 towards the village of Hartpury. Once in Hartpury, turn right along Broad Street. Continue along for three miles until you come into the village of Ashleworth. Turn right at The Green, signposted "Ashleworth Quay". Proceed along this road and at the fork, bear right and proceed along to the very end, passing Ashleworth Court, Tithe Barn (National Trust) and the church. Continue to the end where the property can be found on the right hand side as marked 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.