

Figure 1: Environmental Impact (CO₂) Rating and Energy Efficiency Rating

Environmental Impact (CO₂) Rating

Entity	Rating
England & Wales	3.73
European Union	3.29

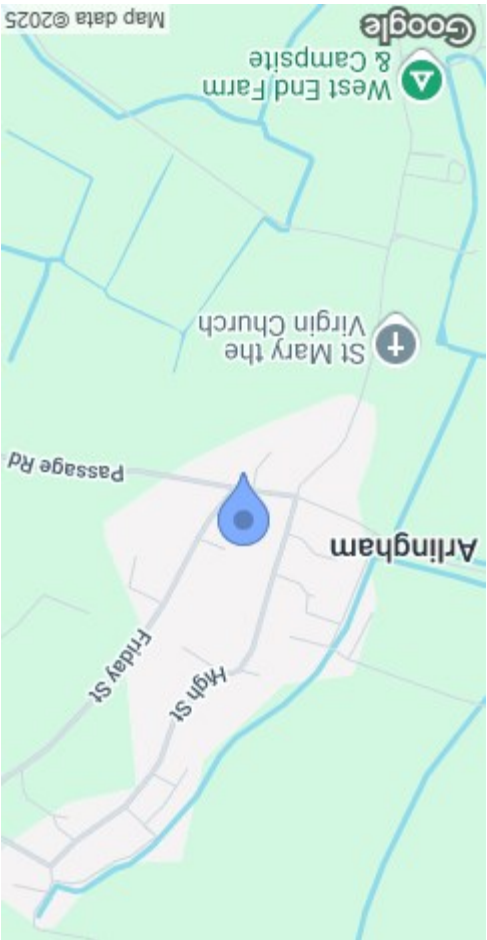
Energy Efficiency Rating

Entity	Rating
England & Wales	4.73
European Union	4.29

GROUND FLOOR (97.3 sq.m.) approx.

The ground floor plan shows a large lounge area on the left, a dining room and kitchen in the center, and a garage on the right. A utility room is located between the kitchen and the garage. A conservatory is attached to the kitchen. A porch leads to the utility room. A hallway with a staircase (up and down) connects the lounge to the utility room. A WC is located near the porch.

Rooms include: LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, GARAGE, PORCH, WC, and CONSERVATORY.



STEVE GOOCH
ESTATE AGENTS | EST 1985

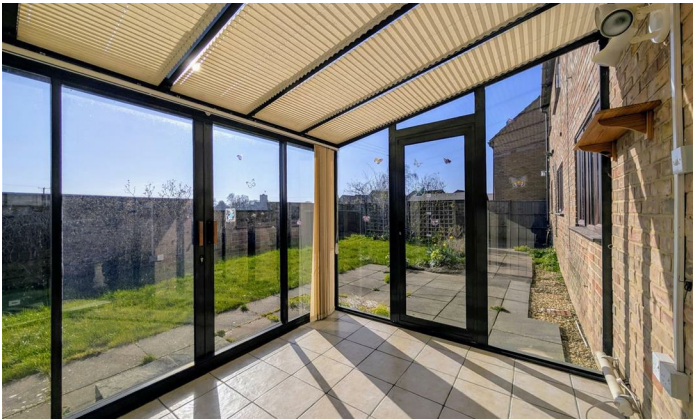
£550,000

Chain free four bedroom detached family home with a double garage, lovely views over farmland and huge potential for modernisation situated in a small cul-de-sac within the rural village of Arlingham.

Accommodation comprises entrance porch, entrance hallway, cloakroom, lounge, conservatory, dining room, kitchen, utility room, bedroom one with an en-suite shower room, bedroom two, bedroom three, bedroom four and the family bathroom.

Outside of the property you have a driveway leading to the double garage and a pleasant enclosed walled rear garden with views over farmland.

Arlingham is tucked into the famous ox-bow on the River Severn and as a result is protected from through traffic ensuring the tranquillity of this beautiful country setting. There is a church and community run public house. Further facilities including a primary school can be found in Frampton on Severn, approx. 3 miles away. There is a bus service from the village and there are more extensive schooling, shopping and recreational facilities at Stonehouse, Stroud, Gloucester & Cheltenham. The A38 is about 4 miles away, with J13 of the M5 motorway a mile further on. Mainline railway links to London (Paddington) are found at Stonehouse & Stroud.



Partially glazed front door leads into:

ENTRANCE PORCH

Windows to front and side elevations, a further partially glazed door leads into:

ENTRANCE HALLWAY

13'4 x 13'3 max (4.06m x 4.04m max)

Stairs leading off, single radiator.

CLOAKROOM

5'4 x 4'4 max (1.63m x 1.32m max)

Low level w.c., wash hand basin with a tiled splashback, single radiator, window to front elevation.

LOUNGE

17'9 x 10'9 max (5.41m x 3.28m max)

Open fireplace with a brick surround and a tiled heath, double radiator, wall light, tv point, telephone point, upvc double glazed window to front elevation overlooking the cul-de-sac, patio doors into:

CONSERVATORY

10'1 x 8'4 (3.07m x 2.54m)

Single glazed construction with a glazed roof, tiled floor, wall light, patio doors to rear elevation, door to side elevation.

DINING ROOM

10'7 x 9'8 (3.23m x 2.95m)

Single radiator, upvc double glazed window to rear elevation with views over the surrounding farmland and beyond.

KITCHEN

14'5 x 9'8 (4.39m x 2.95m)

Base and wall mounted units, laminated worktops, tiled splashbacks, twin drainer stainless steel sink unit with a mixer tap, electric oven, hob and extractor hood, double radiator, upvc double glazed window to rear elevation with lovely views over the surrounding farmland and beyond.

UTILITY ROOM

9'9 x 7' (2.97m x 2.13m)

Single drainer stainless steel sink unit with a mixer tap and cupboard below, laminated worksurface, tiled splashback, oil fired central heating boiler, upvc double glazed window to rear elevation, personal access door into the garage, through to:

SIDE ENTRANCE PORCH

9'6 x 5'7 (2.90m x 1.70m)

Doors to front and rear elevation, windows to side elevation.

From the entrance hall stairs lead to the first floor.

LANDING

Access to loft space, telephone point, upvc double glazed window to front elevation.

BEDROOM 1

13'5 x 10'1 (4.09m x 3.07m)

Built in wardrobes, single radiator, wall light, upvc double glazed window to rear elevation with outstanding views over the surrounding farmland and beyond, through to:

EN-SUITE SHOWER ROOM

9'9 x 5'8 (2.97m x 1.73m)

Low level w.c., bidet, pedestal wash hand basin, double shower enclosure and unit, shaver point and light, double radiator, extractor fan, upvc double glazed window to rear elevation.

BEDROOM 2

14'2 x 10' (4.32m x 3.05m)

Single radiator, upvc double glazed window to rear elevation with outstanding views.

BEDROOM 3

16'2 x 7'6 plus recess (4.93m x 2.29m plus recess)

Built in wardrobes, wall lights, single radiator, access to loft space, upvc double glazed window to front elevation.

BEDROOM 4

11' x 7'5 (3.35m x 2.26m)

Single radiator, upvc double glazed window to front elevation.

FAMILY BATHROOM

10' x 7'2 max (3.05m x 2.18m max)

Suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, extractor fan, airing cupboard with hot water cylinder and slatted shelving, upvc double glazed window to rear elevation.

OUTSIDE

The front garden is laid to lawn with flower borders, plants, bushes and a driveway providing off road parking for at least two vehicles which in turn leads to a:

DOUBLE INTEGRAL GARAGE

17'1 x 16'5 max (5.21m x 5.00m max)

Two up and over doors to front elevation, power, lighting, upvc double glazed window to side elevation.

Gated access leads down to the side of the property where there is an oil tank which leads around to the pleasant enclosed walled and fenced rear garden which is mainly laid to lawn with a wooden built storage shed, greenhouse and lovely views over the surrounding farmland and beyond.

SERVICES

Mains water, electricity and drainage.

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.

LOCAL AUTHORITY

Council Tax Band: F
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Cross Keys roundabout proceed along the A38 towards Stroud, go through Whitminster and over the next roundabout then turn right towards Frampton On Severn. Proceed across the canal bearing left towards Arlingham and proceed along here for three miles into the village where Court Garden can be located on the left hand side.

