



**Riverview Cottage 32 Wainlode Hill
Norton, Gloucester GL2 9LW**

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

Riverview Cottage 32 Wainlode Hill

Norton, Gloucester GL2 9LW

Asking Price £550,000

BEAUTIFULLY RENOVATED and EXTENDED THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE with a SEPARATE GARDEN LODGE situated in a stunning location overlooking the River Severn and rolling countryside.

Accommodation comprises entrance porch, lounge with a wood burner and beams, bespoke fitted kitchen/breakfast room with a vaulted ceiling and an Aga that opens to the dining/family room with bifold doors onto the deck, bathroom with a separate shower enclosure, three double bedrooms, the family bathroom with a white suite and the separate garden lodge which has a large open plan living/kitchen/bedroom space and a fully tiled wet room.

Externally you have landscaped gardens with decking, a lawn, a patio with a pizza oven and a gravelled driveway providing off road parking.

The village of Norton has a small primary school (Norton Church Of England Primary School), a village hall holding active events in the community, a sports pitch, a church and two public houses that serve food The Red Lion at Wainlode Hill and New Dawn situated on the A38. There is also a public transport service providing ease of access to and from Tewkesbury, Cheltenham and Gloucester City Centre and there are great links to the M5 and Coombe Hill.

Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema and a Hotel.

Cheltenham is home to the renowned Cheltenham Festival, 4 days of horse jump racing culminating in the Gold Cup, held annually in March at Cheltenham Racecourse. It's also known for Regency buildings, including the Pittville Pump Room, a remnant of Cheltenham's past as a spa town. There's fine art at The Wilson museum, and the Victorian Everyman Theatre has an ornate auditorium.



Front door leads into:

ENTRANCE PORCH

Exposed red brick walling and beams, flagstone flooring, upvc double glazed Georgian style window to side elevation, through to:

LOUNGE

15'8 x 12'9 max (4.78m x 3.89m max)

Inglenook fireplace featuring a woodburning stove with a flagstone hearth, exposed beams, two cast iron radiators, radiators, tv point, WiFi/broadband fibre point, telephone point, wall lights, upvc double glazed Georgian style windows to front and side elevations, through to:

UTILITY AREA

11'8 x 6'8 max (3.56m x 2.03m max)

Bespoke fitted storage cupboards housing plumbing for automatic washing machine, Belfast style sink unit with a mixer tap and cupboard, downlighters, flagstone flooring, through to:

DOWNSTAIRS BATHROOM

11'4 x 8'7 (3.45m x 2.62m)

White suite comprising a separate corner shower enclosure and unit, a freestanding roll top ball and claw bath with a mixer tap and showerhead attachment, low level w.c., wash hand basin with a mixer tap and cupboard below, travertine tiled floor, built in storage cupboard, downlighters, extractor fan, upvc double glazed window to side elevation.

KITCHEN/BREAKFAST ROOM

18'9 x 16' (5.72m x 4.88m)

Bespoke base and wall mounted units, quartz worktops, double Belfast style sink unit with a brass mixer tap, Island unit with seating for three, quartz worktop and cupboards below, electric four oven Aga range cooker, built in Neff double grill ovens, microwave, oak style flooring, exposed red brick walling, vaulted oak beam ceiling with roof lights, single oak glass door opening up onto the decking area, opening into:





DINING/FAMILY ROOM

19'6 x 12' (5.94m x 3.66m)

Oak style flooring, exposed red brick walling, downlighters, cast iron radiator, tv point, built in tv/storage unit, bifold doors opening up onto the decking.

From the lounge stairs lead to the first floor.

LANDING

Exposed beams, roof light, downlighters, access to loft space, upvc double glazed windows to front and rear elevations.

BEDROOM 1

13'3 x 13' max (4.04m x 3.96m max)

Vaulted beam ceiling, red brick chimney breast and cast iron fireplace, cast iron radiator, two roof lights, exposed wood flooring, two upvc double glazed Georgian style windows to front elevation overlooking the surrounding countryside and the River Severn.

BEDROOM 2

12'8 x 8'7 (3.86m x 2.62m)

Cast iron radiator, roof light.

BEDROOM 3

19'6 x 10'6 max (5.94m x 3.20m max)

Exposed red brick walling, traditional style radiator, upvc double glazed windows to front elevation, roof lights.

FAMILY BATHROOM

7'4 x 6'3 max (2.24m x 1.91m max)

White suite comprising a roll top ball and claw bath with a mixer tap and showerhead attachment, shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, tiled floor, heated towel rail, shaver point, extractor fan, upvc double glazed window to front elevation.

OUTSIDE

To the front of the property there are gardens which are laid to lawn with a well and a gravelled pathway leading to the front door. To the side there is gravelled off road parking.

There are landscaped gardens with steps leading upto a lawned area, wooden decks, brick built pizza oven, shed and all leading to the:

ANNEXE

Panelled walling with exposed brick.

LIVING ROOM/BEDROOM SPACE

26'1 x 18'1 max (7.95m x 5.51m max)

Bespoke base and wall mounted units, ceramic hob with a built in extractor, breakfast bar, oak style flooring, tv point, downlighters, exposed red brick walling, electric radiator, double glazed bifold doors to front elevation opening out to the view of the river and beyond.



WET ROOM

8'5 x 6'5 max (2.57m x 1.96m max)

Fully tiled, with a Mira shower unit, low level w.c., wash hand basin with a mixer tap and cupboard below, downlighters, extractor fan, chrome heated towel rail.

SERVICES

Mains water and electricity, oil heating, septic tank shared with next door.

WATER RATES

£16.00 a month. Not on a meter.

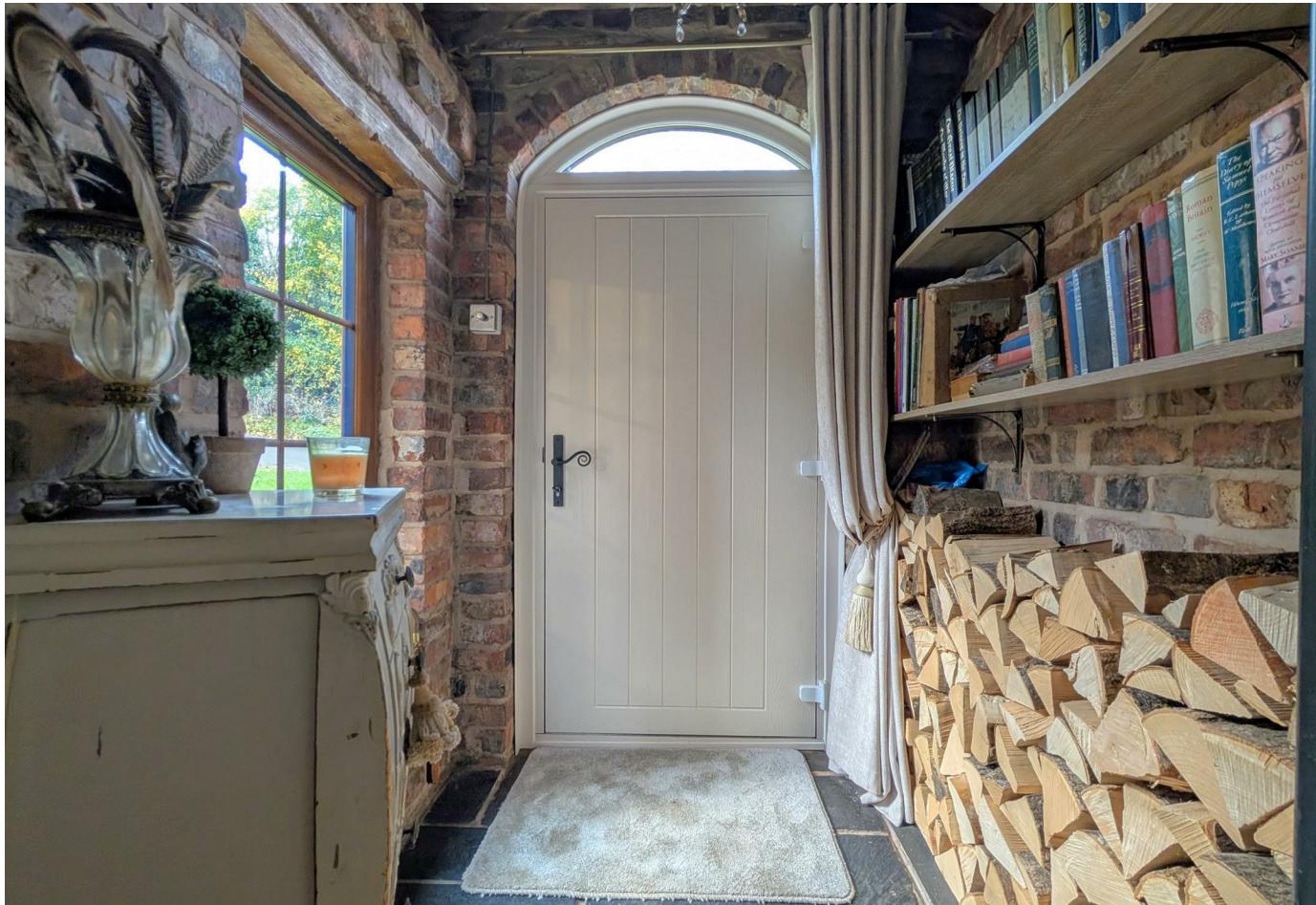
MOBILE PHONE COVERAGE / BROADBAND

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.

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

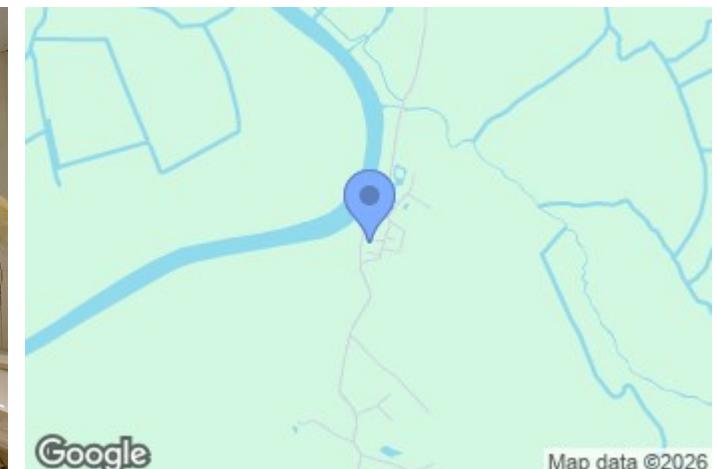
From Gloucester take the A38 Tewkesbury Road in the direction of Tewkesbury passing through Longford and Twigworth towards Norton. Just as you come into Norton take a left hand turn signposted to Wainlode Hill and then immediately left again. Continue through the village of Bishop's Norton and after approximately 1 mile you will see the river. The entrance to Riverview Cottage can be found on the right hand side on the middle of the hill before you reach the Red Lion Pub and is high up to ever flood.

PROPERTY SURVEYS

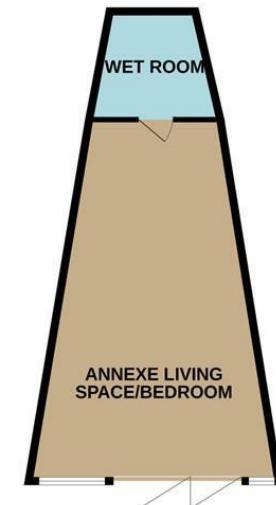
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AGENTS NOTE

The Lenders may be limited due to the annexe accommodation.



GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	45	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			





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