



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Hoggies Cottage, Churchend, Slimbridge,
GL2 7BL

Asking Price
£350,000



THIS DELIGHTFUL END-TERRACED COTTAGE OFFERS A PERFECT BLEND OF COMFORT AND STYLE. DATING BACK TO THE LATE 1990S, HAVING A SPACIOUS INTERIOR WITH TWO RECEPTION ROOMS, THREE BEDROOMS, AND TWO BATHROOMS. THE ADDITION OF A CONSERVATORY WITH UNDERFLOOR HEATING, UPSTAIRS ARE THREE BEDROOMS, INCLUDING A MASTER WITH AN EN-SUITE SHOWER ROOM, AMPLE STORAGE AND FAMILY BATHROOM. OUTSIDE, THE LOW MAINTENANCE GARDEN PROVIDES A TRANQUIL OUTDOOR SPACE, WHILE A GARAGE AND PARKING ARE CONVENIENTLY SITUATED. THE PROPERTY ALSO FEATURES SOLAR PHOTOVOLTAIC PANELS, CONTRIBUTING TO AN IMPRESSIVE ENERGY RATING OF A

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



Hoggies Cottage, Churchend, Slimbridge, GL2 7BL

SITUATION

Hoggies Cottage is situated in the centre of this popular village. The property is within a short distance of the Parish Church and the village also has a small Post Office/Store, Primary School and Village Hall. Slimbridge is home to the world famous Wildfowl and Wetlands Trust founded by Sir Peter Scott. The village is well placed for the A38 bringing the larger centres of Gloucester, Bristol and Cheltenham within daily commuting distance via the adjoining M5/M4 motorway network. The nearby village of Cam has a Tesco's supermarket and secondary schooling can be found in the adjoining town of Dursley. Cam also has a 'Park and Ride' railway station with onward connections to the national rail network.

DIRECTIONS

On entering the village from the A38, proceed past the school and garage on the left hand side. Continue past the church on the right and the village hall on the left, the property can be found after a short distance on the right hand side.

DESCRIPTION

Nestled in the charming village of Slimbridge, this delightful end-terraced cottage offers a perfect blend of comfort and style. Dating back to the late 1990s, this property boasts a cosy yet spacious interior with two reception rooms, three bedrooms, and two bathrooms. As you step inside, you are greeted by an inviting open plan lounge that seamlessly flows into a generous dining area, perfect for entertaining guests or enjoying family meals. The addition of a conservatory with underfloor heating adds a touch of luxury, creating a bright and warm space to relax in. The well-equipped kitchen is ideal for whipping up delicious meals, while a convenient cloakroom adds a practical touch to the ground floor. Upstairs, you'll find three bedrooms, including a master bedroom with an en-suite shower room, offering a private sanctuary to unwind after a long day. A family bathroom completes the first floor, ensuring convenience for all residents. Outside, the low maintenance garden provides a tranquil outdoor space to enjoy the fresh air, while a garage and parking for one vehicle offer ample storage and convenience. The property also features solar photovoltaic panels, contributing to an impressive energy rating of A, making it not only a beautiful home but an environmentally friendly one too.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALL

With wooden front door, radiator, ornamental alcove and stairs to first floor.

KITCHEN 3.65m max x 2.85m max (11'11" max x 9'4" max)

Having an array of wooden wall and base units with ample worktop space with inset sink and drainer and additional breakfast bar area, built in oven and microwave, 4 ring ceramic hob with extractor over and built in dishwasher, space for fridge freezer and plumbing for washing machine. A double glazed window provides light and views to the front.

LOUNGE/DINING ROOM 4.49m narrowing 2.62m x 4.72m widening 6.82m (14'8" narrowing 8'7" x 15'5" widening 22'4")

This unique room offers excellent entertaining space throughout, having large inglenook fireplace with wood burning stove and wooden beams, adding a cosy cottage feel but also providing spacious open plan living with areas for lounging and dining for family or guests. There is also a decent size under stairs storage cupboard neatly tucked away providing essential storage space. There are several radiators and double glazed windows with large patio doors leading in to the conservatory.

CONSERVATORY 3.07m x 2.78m (10'0" x 9'1")

A very versatile space having double glazed window surround, upgraded glass roof and patio doors lead out onto the rear garden. The underfloor heating means this room provides all year round additional space for any family.

CLOAKROOM

Everyday essential for any property, having wc, wash basin, radiator and double glazed window to front.

ON THE FIRST FLOOR

LANDING

Having airing cupboard housing immersion tank and loft access hatch with the storage battery relating to the solar PV. An on-demand usage of the storage battery for heating the immersion tank is available.

BEDROOM ONE 3.50m x 3.25m (11'5" x 10'7")

Good size room with built in wardrobes, radiator and double glazed window to front.

EN-SUITE

Having built in shower cubicle with electric shower, wc and wash basin, radiator, built in storage cupboard and double glazed window to front.

BEDROOM TWO 3.64m max x 2.65m excluding door recess (11'11" max x 8'8" excluding door recess)

Having built in cupboard, radiator and dorma style double glazed window to rear.

BEDROOM THREE 2.67m max x 2.65m (8'9" max x 8'8")

With radiator and double glazed window to rear.

BATHROOM

Well thought-out layout, comprising bath with shower tap over, w/c, vanity washbasin with an array of built in storage units below and to the side and built in mirror and lighting with storage units above.

EXTERNALLY

To the front of the property there is a low level brick wall with small pathway which sits equally between two small shrub gardens and leads to the front door. To the rear of the property there is a low maintenance garden edged by shrubs and trees and having a wooden gate and pathway leading to the detached garage and driveway.

GARAGE

The garage has up and over door, lighting and power.

SOLAR PV & BATTERY

The current owner has installed solar photovoltaic panels and storage battery providing optimum efficiency to power heating, hot water, and electrical outlets, for more information please contact the agent.

AGENTS NOTES

All Mains Services are believed to be connected.
Council Tax Band D (£2292.49 Payable).
Tenure: Freehold.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

