



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	82		

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Mulberry Lodge, Bristol Road, Cambridge,
GL2 7BQ

Offers In The Region Of
£725,000



SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED HOUSE, SET IN A LARGE PLOT BACKING ONTO OPEN FIELDS. THE PROPERTY HAS BEEN IMMACULATEDLY MAINTAINED BY THE CURRENT OWNERS IS ENTIRELY MOVE IN READY. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, INNER HALL, CLOAKROOM, DINING ROOM, LIVING ROOM WITH ATTRACTIVE LOG BURNER, KITCHEN/BREAKFAST ROOM, STUDY, FOUR FIRST FLOOR DOUBLE BEDROOMS WITH TWO EN-SUITES AND FAMILY BATHROOM. EXTERNALLY THERE IS A DOUBLE GARAGE, GRAVELLED DRIVEWAY, AND LOW MAINTENANCE DRIVEWAY. WE RECOMMEND VIEWING AT YOUR EARLIEST CONVENIENCE. ENERGY RATING: C

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Mulberry Lodge, Bristol Road, Cambridge, GL2 7BQ

SITUATION

Mulberry Lodge is situated on the charming hamlet of Cambridge and is accessed via a short lane serving a handful of properties. The property is set away from the road and backs on to open fields. The sought after adjoining village of Slimbridge has its own primary school, village post office and the village is located close to the famous Wetlands Trust founded by Sir Peter Scott. The adjoining village of Cam is two miles distant and has Tesco supermarket along with 'park and ride' railway station with regular connections to the National Rail Network. Dursley town which is approximately three miles distant has Sainsbury's supermarket and a range of local traders. The A38 provides onwards connections to the M5 and M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance.

DIRECTIONS

From the Slimbridge roundabout proceed north on the A38 for 400 metres, just after the bus stop on the left, turn left onto a private track and the property will be found at the end on the left hand-side

DESCRIPTION

This beautiful property is set in a large plot, tucked away at the end of a lane. With the fields behind it feels rural whilst being extremely well connected to A38 and onward. The property has been maintained to an impeccable standard by the current owners and have made several improvements including quartz work tops and refurbished cupboards in the kitchen. The downstairs accommodation is perfect for a large family or anyone who requires space. The dining room located in the centre of the property and is the perfect focal point joining the lounge and kitchen with the galleried landing above. The first floor landing has attractive feature beams and gives access to four double bedrooms, two en-suites and a family bathroom.

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

Having double glazed front door and radiator leading to:

INNER HALL

Offering a great space for coats or boots etc.

CLOAKROOM

Having wash-hand basin, low level wc and radiator.

DINING ROOM 6.74m x 4.29m (22'1" x 14'0")

Having attractive open gallery, stairs to first floor with understair storage cupboard, radiator and double glazed French doors to rear.

LIVING ROOM 6.75m x 3.75m (22'1" x 12'3")

Having double glazed French doors to rear, attractive woodburner with brick fireplace and radiator.

STUDY 2.45m x 2.18m (8'0" x 7'1")

With double glazed window and radiator.

KITCHEN/BREAKFAST ROOM 7.58m x 4.15m narrowing to 3.42m (24'10" x 13'7" narrowing to 11'2")

Having a range of recently refurbished wall and base units with quartz work surface over and splash back, inset drainer with one and a half bowled composite sink with mixer tap, integrated dishwasher, range cooker with five ring gas burner with ceramic plate and double ovens, inset ceiling spotlights, radiator, three double glazed windows in semi octagonal breakfast/dining area with double glazed French doors to garden.

UTILITY 2.41m x 2.06m (7'10" x 6'9")

Having a range of wall and base units, enamel sink unit, plumbing for washing machine, double glazed door to side, double glazed window and ceramic tiled floor.

ON THE FIRST FLOOR

GALLERIED LANDING

Having velux roof light, feature beam and attractive full height ceiling.

MASTER BEDROOM 4.23m x 3.96m (13'10" x 12'11")

Having attractive full height ceiling, feature beam, French doors with Juliet balcony and radiator.

DRESSING ROOM 2.05m x 1.71m (6'8" x 5'7")

Having UPVC double glazed window to the front and hanging rails.

EN-SUITE SHOWER ROOM

Having vanity wash-hand basin, low level wc, walk in shower cubicle with power shower, double glazed window and ladder towel rail.

BEDROOM TWO 4.62m x 4.12m (15'1" x 13'6")

Having dormer double glazed window to front, under eaves storage space and radiator.

EN-SUITE BATHROOM

Having Victorian style freestanding bath, pedestal wash-hand basin, low level wc, double glazed window, under eaves storage cupboard and walk-in airing cupboard containing hot water tank.

BEDROOM THREE 3.78m x 3.76m (12'4" x 12'4")

Having double glazed French doors to rear with Juliet balcony, radiator and attractive feature beam.

BEDROOM FOUR 3.52m x 3.02m (11'6" x 9'10")

Having double glazed dormer window and radiator.

FAMILY BATHROOM

Having low level suite comprising panelled bath, shower cubicle with power shower, wash-hand basin, low level wc, double glazed Velux window, part tiled walls and ceramic tiled floor.

EXTERNALLY

To the front of the property is a large gravelled driveway accessed via a five bar gate. There is enough room for six cars plus access to an INTEGRAL DOUBLE GARAGE (5.96m x 5.95m) having electric roller door, light and personal door to rear. There is pedestrian access to both sides of the property leading to a good sized low maintenance AstroTurf garden with patios which is ideal for entertaining.

A low maintenance pathway leads to a vegetable plot, a 20ft greenhouse, 20ft polytunnel, garden shed and SUMMERHOUSE (approximately 12ft x 7ft). A pathway leads to the side of the

property where there is a further garden store and a rain water harvesting tank providing use of rain water to the garden.

AGENT'S NOTES

Tenure: Freehold.
All mains services are understood to be connected.
Council Tax band: F (£3,158.52 payable).

VIEWING

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

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.

