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Bakers Patch Halmore, Berkeley,  
GL13 9HJ

Asking Price  
**£820,000**



SPACIOUS CHARACTER DETACHED VILLAGE HOUSE SET IN LARGE GARDENS OF APPROXIMATELY 0.4 OF AN ACRE. SEMI RURAL LOCATION. ENTRANCE HALL LEADING TO RECEPTION HALL, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY/BOOT ROOM, FOUR BEDROOMS (MASTER HAVING EN SUITE), STUDY/5TH BEDROOM, FAMILY BATHROOM/3RD WC, LARGE GARAGE/OUTBUILDING. GAS CENTRAL HEATING, SOLAR PANELS. MUST BE SEEN. ENERGY RATING: D

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# Bakers Patch Halmore, Berkeley, GL13 9HJ

## SITUATION

Bakers Patch is situated in the highly sought after Severn Vale village of Halmore and is within a few minutes drive of the Gloucester/Sharpness Canal at Purton. The nearby village of Sharpness has a primary school along with post office/convenience store. The historic market town of Berkeley, which is famous for its Castle and Jenner Museum, has a range of retailers along with primary schooling and doctors surgery. The A38 provides easy access to the M5/M4 motorway network bringing the larger centres of Bristol, Gloucester and Cheltenham within commuting distance.

## DESCRIPTION

This most attractive detached cottage style house has over recent years been extended and modernised to a high standard and has an array of character features including an attractive A frame full height beamed ceiling, oak doors, stripped wood floors and skirting boards along with three fireplaces with wood burners. The spacious accommodation is immaculately presented and provides good size family accommodation. Set in large gardens, the accommodation briefly comprises entrance hall leading to reception hall/sitting room having fireplace with wood burner, snug living room having fireplace with wood burner, L-shaped open kitchen/breakfast room/dining room with maximum measurements of 34 feet x 27 feet fitted with a attractive range of units and wooden work surfaces and range cooker. In addition, there is a utility room and boot room/study and ground floor shower room. On the first floor there are four bedrooms along with study, master bedroom having en suite shower room and full height ceiling. The landing area has a full height ceiling with exposed beam and ornate copper style radiator and bathroom with roll top bath. The property has solar panels which provide a good proportion of hot water and supports the gas fired central heating.

## DIRECTIONS

From the A38 travelling in a southerly direction proceed, passing the former Prince of Wales Hotel on the left hand side and taking the next turning on the right signposted Breadstone. Continue, following the road for approximately one mile taking the turning on the right signposted Halmore/Purton. Proceed for approximately 500m passing Halmore Lane and the property will be found on the right hand side.

## 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).

## ON THE GROUND FLOOR

### ENTRANCE HALL

Having solid wood front door, built in cloak cupboard with oak door, stone flooring and wooden window to front.

### RECEPTION HALL/SITTING ROOM 5.97m x 3.52m

(19'7" x 11'6")

Having an attractive brick fireplace with wooden lintel over, stone hearth, oak flooring, wood burner and attractive oak stairs to first floor.

### LIVING ROOM 4.1m x 4.05m (13'5" x 13'3")

Having brick fireplace with woodburner, oak flooring, wall light point, double glazed windows to front and side and radiator.

### KITCHEN/BREAKFAST ROOM 10.4m x 2.73m (34'1" x 8'11")

Having range of modern contemporary style units with solid wood work surfaces over incorporating stainless steel one and a half bowl single drainer sink unit, breakfast bar, integrated dishwasher, Rangemaster cooker with five burner hob and two electric ovens, wooden double glazed window to rear and side, double glazed French doors to side, opening to:

### DINING ROOM 5.04m x 3.87m (16'6" x 12'8")

Having double glazed windows to front and side and attractive brick fireplace with woodburner.

### UTILITY ROOM 3.24m x 2.3m (10'7" x 7'6")

Having base units, stainless steel single drainer sink unit, Worcester gas boiler, double glazed window and solid wood door to rear and radiator.

### STUDY/BOOT ROOM 2.3 x 2.12 (7'7" x 6'11")

Having radiator, double glazed window.

### SHOWER ROOM

Having double glazed window to side, shower cubicle with electric shower, wash-hand basin and low level wc.

## ON THE FIRST FLOOR

### LANDING

Having attractive oak staircase from reception hall having period stripwood flooring with wide floorboards, full height ceiling, wooden double glazed window and ornate copper style tall radiator.

### BEDROOM ONE 3.65m x 3.5m (11'11" x 11'5")

Having double glazed window to front, attractive vaulted ceiling with beams, radiator, oak floor and built-in airing cupboard with hot water storage tank.

### EN-SUITE

Having shower cubicle, low level wc, wash-hand basin and double glazed window to front.

### BEDROOM TWO 4.2m x 4.17m (13'9" x 13'8")

Having double glazed window to front and side, cast iron period style fireplace and wood flooring.

### STUDY/LANDING 3.49 x 2.6 (11'5" x 8'6")

Having double glazed window and radiator.

### BEDROOM THREE 2.9mx 2.79m extending to 3.8m

(9'6"x 9'1" extending to 12'5")

Having double glazed window to rear and side. Radiator.

### BEDROOM FOUR 3.52 x 2.58 (11'7" x 8'6")

Having double glazed windows to front and side. Radiator.

### BATHROOM

Having attractive roll top bath, wash-hand basin, low level wc, uPVC double glazed window to side and radiator.

### EXTERNALLY

The gardens are a particular feature of the property and extend to approximately 0.4 of an acre. To the front of the property the garden is bound by tall hedging with electric double vehicular gate giving access to the gravel driveway with an number of fruit trees. The gardens surround the property and are extensively laid to lawn with attractive seating area to the rear, GARAGE/OUTBUILDING (17.8m x 5.1m) with roller door and extensive parking.

## AGENTS NOTE

Tenure: Freehold

Council Tax Band: 'F' (£3,067.57 payable)

Gas central heating.

In addition, there are solar panels

## 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.

