



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A (85-91)	A (92-100)	A (82-91)	A (82-91)
B (81-84)	B (85-88)	B (81-81)	B (81-81)
C (75-80)	C (79-84)	C (75-80)	C (75-80)
D (69-74)	D (75-78)	D (69-74)	D (69-74)
E (63-68)	E (71-74)	E (63-68)	E (63-68)
F (57-62)	F (67-70)	F (57-62)	F (57-62)
G (51-56)	G (63-66)	G (51-56)	G (51-56)
Not applicable	Not applicable	Not applicable	Not applicable

Energy Efficiency Rating: 97 (Potential), 72 (Current)  
Environmental Impact (CO<sub>2</sub>) Rating: A (Potential), G (Current)

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18 Shadwell, Uley,  
GL11 5BW

Asking Price  
**£700,000**



A CHARMING COTSWOLD STONE, EXTENDED CHARACTER COTTAGE, SET IN A WONDERFUL LOCATION IN A QUIET COUNTRY LANE WITH SUPERB VIEWS ACROSS OPEN FIELDS TO THE FRONT AND SURROUNDED BY AN ABUNDANCE OF WILDLIFE, BEING IN AN AREA OF OUTSTANDING NATURAL BEAUTY. THIS STUNNING AND STYLISH DETACHED PROPERTY HAS BEEN LOVINGLY EXTENDED AND UPDATED TO PROVIDE A VERSATILE AND BESPOKE HOME. IT IS PRESENTED THROUGHOUT WITH PRESTIGIOUS FITTINGS AND WITH AN EYE FOR DETAIL. A VIEWING IS A MUST TO APPRECIATE THE LOCATION AND PRESENTATION. THE ACCOMMODATION COMPRISES: LIVING ROOM, LUXURY KITCHEN/DINING/FAMILY ROOM, BEDROOM FOUR/SECOND RECEPTION ROOM, BOOT ROOM, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA, TWO FURTHER DOUBLE BEDROOMS, PARKING FOR SEVERAL CARS, GARDENS WITH SUNNY PATIO, GAS CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING, ENERGY RATING: C

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# 18 Shadwell, Uley, GL11 5BW

## SITUATION

This stunning property is located in the Cotswold village of Uley. The village is situated on the lower slopes of the Cotswold escarpment and is in an Area designated as one of Outstanding Natural Beauty. The village facilities include post office/shop, primary school, village hall and church. A wider range of shopping facilities are available in Dursley and Stroud centres along with secondary schooling. Uley is well located for commuting throughout the south west including the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. There are railway stations at both Stroud and Cam and Dursley with connections to the National Rail network.

## DIRECTIONS

If travelling from Dursley, proceed out of town in an easterly direction on the B4060 into the village of Uley. As you enter the village you will find a bus shelter and telephone box on the right hand side, turn right just prior to the telephone box, taking the next turning right and continue for approximately half a mile and number 18 will be around the bend on the right hand side.

## DESCRIPTION

This beautifully refurbished and extended detached cottage is located in a quiet position away from the hustle and bustle of village life yet it is within easy reach of many amenities Uley has to offer. The property has been lovingly refurbished by its present owner using quality materials throughout, there are solid oak doors and surrounds to most door openings, limestone flagstones and engineered oak to some internal floors, partial underfloor heating to ground floor and a fabulous extensively fitted kitchen/family room with an attractive fireplace with wood burner and lovely views over fields, making it a room for all to enjoy. The master bedroom is superb with a dressing area and en-suite shower/bathroom and affording a splendid view over fields. Externally, the property to the front has also been tastefully presented with Cotswold stone walling with sensed lighting in two alcoves in the gravelled parking area, while the garden area has limestone flagstones with a lawn, a lovely area to sit out and enjoy the surrounds. A viewing is highly recommended to appreciate the details and quality number 18 is offering.

## 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).

## SIDE ENTRANCE

Double glazed doors to side, gives access to:

## BOOT ROOM 2.42m x 2.05m (into cupboards) (7'11" x 6'8" (into cupboards))

Beautiful limestone flagstones, an excellent range of cupboards for hanging coats and storage and also a built-in fridge and freezer, and key cupboard.

## UTILITY ROOM 2.46m x 2.16m (8'0" x 7'1")

Fitted with wall and floor units and having plumbing for washing machine, space for tumble dryer, laminate worktops, circular sink, tiled splashbacks, laminate flooring, double glazed window to side, access to loft space with ladder, light, insulated and boarded which also houses the Gas Combi boiler which provides central heating and hot water.

## SHOWER ROOM

Fitted with white suite comprising double walk-in shower, small sink unit with cupboard under, low level WC, ladder radiator, extractor fan, double glazed window.

## SPACIOUS ENTRANCE HALLWAY

Affording natural light from two skylight windows, exposed stone to one wall, limestone flagstones, attractive Oak staircase to first floor, understairs cupboard, double glazed doors lead out into a courtyard area which in turn leads to the side and front of the property.

## BEDROOM FOUR/RECEPTION ROOM 3.72m x 3.40m (12'2" x 11'1")

With curved wall, engineered oak flooring with electric underfloor heating, internal window, attractive exposed stone alcove, double glazed window with solid oak sill, fireplace fitted with wood burner, elm exposed beam.

## LIVING ROOM 3.65m x 3.82m (11'11" x 12'6")

With curved wall, engineered oak flooring with electric underfloor heating, exposed elm beam, two double glazed windows; one with oak window seat, fireplace opening (not currently used), two wall lights. (Planning permission has been obtained for a rear glazed window).

## KITCHEN/DINING/FAMILY ROOM 7.48m x 4.06m (24'6" x 13'3")

A stunning room for all to enjoy. The kitchen area is fitted with high quality units by Kitchens of Christchurch UK, and comprises an extensive range of wall and floor units, with wooden worktops over, built-in double drawer fridge and dishwasher, waste storage bins, electric Rangemaster double oven range with induction hob and extractor hood over, Belfast sink, two Oak pantry cupboards, double glazed window, limestone flagstones to floor with gas underfloor heating, exposed oak beams. The dining/family area also has limestone flagstones and a lovely fireplace fitted with Jotul wood burner with stone exposed alcoves to each side, there is a door to the front garden and two double glazed windows with views to fields.

## ON THE FIRST FLOOR

Superb galleried landing/study area with two skylight windows, radiator.

## MASTER BEDROOM 4.61m x 4.08m (15'1" x 13'4")

With double glazed window to front with glorious views over fields, and radiator.

## DRESSING AREA 3.01m x 1.68m (into wardrobes) (9'10" x 5'6" (into wardrobes))

With internal window, and a range of wardrobes.

## EN-SUITE SHOWER/BATHROOM 2.95m x 2.23m (9'8" x 7'3")

With separate corner shower cubicle, free-standing bath with mixer taps, low level WC and wash hand basin, two wall lights, radiator, extractor fan, double glazed window to front with lovely views.

## BEDROOM TWO 3.71m x 3.67m (12'2" x 12'0")

With exposed wood floorboards (carpet to be fitted), two skylight windows, double glazed windows, and radiator.

## BEDROOM THREE 3.71m x 3.58m (12'2" x 11'8")

With exposed wood floorboards (carpet to be fitted), radiator, double glazed window, two skylight windows, and internal window with blind.

## OUTSIDE

To the front of the property there is a gravelled parking area for 2/3 car

that has sensed lighting in two alcoves of the Cotswold stone walling, steps lead up to limestone flagstones which makes a very pleasant sitting area to enjoy the sunny aspect, wonderful surrounds and the abundance of wildlife. There is a lawned area with beech hedging and a further gravelled area. A gate gives access to side storage with water tap and there is a rear pathway leading to the useful timber SHED which is included in the sale.

## AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: D (£2,207.13 payable).

## 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.

