



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [93-100] A		Very environmentally friendly - lower CO ₂ emissions [82-100] A	
[81-92] B		[61-81] B	
[69-80] C		[50-60] C	
[55-68] D		[39-49] D	
[49-54] E		[29-38] E	
[35-48] F		[17-28] F	
[1-34] G		[1-16] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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.

20 Hermitage Drive, Dursley,
GL11 4BH

Price Guide
£460,000



SUPERBLY LOCATED STYLISH DETACHED FAMILY HOUSE, ELEVATED POSITION BACKING ONTO OPEN FIELDS, STUNNING VIEWS, LOVINGLY MAINTAINED THROUGHOUT, 40 YEARS OWNERSHIP FROM NEW, THIS FOUR BEDROOM DETACHED FAMILY HOME COMPRISES: ENTRANCE HALLWAY, MODERN CLOAKROOM, MODERN KITCHEN WITH APPLIANCES, 20' LOUNGE, SEPARATE DINING ROOM, CONSERVATORY, FOUR GOOD SIZE FIRST FLOOR BEDROOMS (MASTER WITH EN SUITE SHOWER), FAMILY BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, INTERNAL ACCESS TO GARAGE/WORKSHOP, WELL KEPT TERRACED GARDENS OVERLOOKING OPEN FIELDS. OFFERED WITH NO ONWARD CHAIN. ENERGY RATING D.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



20 Hermitage Drive, Dursley, GL11 4BH

SITUATION

This lovely four bedroom detached family home occupies an elevated position with exceptional views from both front and rear over Stinchcombe Hill and adjoins open fields. Hermitage Drive is a sought after location within a few minutes drive from Dursley town centre with facilities including: Sainsbury's supermarket, a good range of local retailers, along with swimming pool, sports hall and 18 hole golf course. Cam and Dursley have a choice of four primary schools and secondary schooling can be found at Rednock Comprehensive School. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the National Rail network.

DIRECTIONS

If travelling from Dursley town centre proceed out of town in an easterly direction on the A4135, passing the town hall and continue. At the mini-roundabout take the second exit to proceed on the A4135 for approximately one mile, passing the small green and play area on the left and take a right turning into Hermitage Drive. Follow the road up the incline passing the turning for Blackwells and continue for approximately 150 metres and 20 Hermitage Drive will be found on the left hand side.

DESCRIPTION

This elevated detached four bedroom family residence is being offered with no onward chain. It has been in the same ownership from new and over the past 40 year period it has been lovingly maintained throughout with a good eye to detail. The views from both front and rear of number 20 are stunning. The property comprises entrance hallway, modern cloakroom, 20' lounge, separate dining room leading out into conservatory, modern kitchen with appliances, internal access to garage from hallway, four first floor bedrooms, master having en suite shower room and a separate family bathroom. Externally the property has a driveway to the front which provides parking for several cars and has a lawned area, gated access to both sides of the residence gives access to the well kept and stocked terraced gardens which back onto open fields affording lovely views. The property benefits from double glazing and gas central heating. A viewing is highly recommended to appreciate the location of this superb property.

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).

CANOPY PORCH

Double glazed door leading into:

ENTRANCE HALLWAY

With radiator, stairs down to spacious garage/workshop, stairs to first floor

CLOAKROOM

With white suite of low level WC and wash hand basin with storage cupboards under, radiator, extractor fan.

LOUNGE 6.36m x 3.77m (20'10" x 12'4")

With reconstituted Cotswold stone fireplace with hearth, and side display, double glazed window to front with lovely views across to surrounding countryside, central chandelier light fitting and two side lights, sliding double glazed patio doors opening out onto rear garden. The electric effect log burning stove is included in the sale.

DINING ROOM 3.45m x 3.18m (11'3" x 10'5")

With mirrored wall, serving hatch to kitchen, radiator, double glazed doors into:

CONSERVATORY 5.8m x 1.78m (19'0" x 5'10")

Double glazed with tilt and turn windows, automatic roof window, tiled floor, double glazed doors to each end opening into garden, power points, two light fittings, window blinds to all windows and doors.

KITCHEN 4.45m x 2.71m (14'7" x 8'10")

Fitted with a range of wall and floor units, two wicker basket storage unit, drawer unit, superb Tecnik range with five ring gas hob plus griddle, fan assisted double oven, warming drawer and grill, Tecnik stainless steel cooker hood over, worktops, integrated fridge, dishwasher and washing machine, Glow-Worm gas boiler providing central heating and hot water, Honeywell heating programmer, double glazed window to rear and double glazed door to side.

ON THE FIRST FLOOR

LANDING

Double glazed window with blinds affording beautiful views across to wooded escarpment, access to loft space which is insulated, partially boarded and has a light, shelved airing cupboard with hot water cylinder.

MASTER BEDROOM 3.77m x 3.41m (into wardrobes) (12'4" x 11'2" (into wardrobes))

Fitted with a range of mirrored door wardrobes, overhead storage cupboards and bedside cabinets, radiator, double glazed window to front with exceptional views, door to:

EN SUITE SHOWER ROOM

Fitted with white suite of shower cubicle with Mira shower, low level WC, pedestal wash hand basin, radiator, fully tiled walls, double glazed window, ceiling downlights.

BEDROOM TWO 4.7m x 2.7m (including wardrobes) (15'5" x 8'10" (including wardrobes))

With a range of bedroom furniture including chest of drawers, dressing table, storage cupboards, wardrobes, double glazed window to rear with superb views of the terraced gardens and open fields beyond.

BEDROOM THREE 3.47m x 2.72m (including wardrobes) (11'4" x 8'11" (including wardrobes))

With double glazed window to rear, again with superb views, radiator.

BEDROOM FOUR 3.49m x 2.30m (including wardrobe) (11'5" x 7'6" (including wardrobe))

with double glazed window to rear.

BATHROOM

With coloured suite comprising panelled bath, low level WC and pedestal wash hand basin, double glazed window, radiator.

EXTERNALLY

To the front of the property there is a block paved driveway which provides parking for several cars and leads to a good sized GARAGE 5.29m x 3.96m reducing to 2.86m with roller door, power points and light point. The ceiling height to the front of the garage is high, and could be converted to an extra room. with the necessary consent. The front garden is laid to lawn with a small border and has gated access to both sides of the house. The rear garden is terraced and has been thoughtfully laid out to provide a seating area to take advantage of the adjoining open fields and the wooded slopes of Stinchcombe Hill. There is a lawned area and an abundance of shrubs and plants across the terraced areas.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected. The property has an unregistered title.
Council Tax Band: E (£2885.16 payable).
Broadband: Fibre to the Premises.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
NB: All curtains, blinds, light fittings and white goods will be staying including two freezers and tumble dryer in the garage.

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.

