



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very energy inefficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

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.

2 Longaston Close, Slimbridge,  
GL2 7BA

Asking Price  
**£679,000**



SUPERIOR FOUR BEDROOM DETACHED HOUSE IN SELECT CUL-DE-SAC - SOUGHT AFTER SEVERN VALE VILLAGE - ENTRANCE HALL - CLOAKROOM/WC - THROUGH LOUNGE - CONSERVATORY - DINING ROOM - STUDY - KITCHEN/BREAKFAST ROOM - UTILITY ROOM - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/WC THREE FURTHER BEDROOMS - FAMILY BATHROOM - DOUBLE GARAGE - ATTRACTIVE WELL ESTABLISHED GARDENS - VIEWING RECOMMENDED - ENERGY RATING: D

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





## 2 Longaston Close, Slimbridge, GL2 7BA

### SITUATION

2 Longaston Close occupies a pleasant position near the entrance of the sought after cul-de-sac of just 10 superior houses built approximately 25 years ago. The Severn Vale village of Slimbridge has a primary school, village hall, 12th century parish church and a small shop/post office. It is the home of the world famous Wetlands Trust founded by the late Sir Peter Scott. The adjoining village of Cam, has the benefit of a park and ride railway station with regular services to Gloucester, Bristol and Cheltenham and onward connections to the National Rail Network. Slimbridge is well placed for local facilities in nearby Cam and towns of Dursley and Stroud, all of which offer numerous shopping and educational facilities.

### DESCRIPTION

The well planned family home has the benefit of gas fired central heating and replacement uPVC framed double glazing. The accommodation on the ground floor includes a pleasant full height entrance hall which gives access to the cloakroom/wc, study, well proportioned lounge with adjoining conservatory/reception room, there is a separate dining room and a modern fitted kitchen with breakfast bar which leads onto the utility room. The staircase with attractive balustrade leads to the galleried style landing which gives access to the master bedroom with en-suite shower room/wc. The fourth bedroom is accessed currently by an archway and is used as a dressing room, but this could easily be reinstated should this be required. There are two further double sized bedrooms and large family bathroom/wc. The gardens are level, well established and attractively laid out. The property has the advantage of a well proportioned double size garage and off road parking. Properties in this select and sought after cul-de-sac rarely become available and viewing is recommended to appreciate its attributes.

### 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).

### ON THE GROUND FLOOR

#### ENTRANCE HALL

Having attractive full height ceiling, radiator, under stair cupboard, built in cloak cupboard.

#### CLOAKROOM

Having low level wc, wash basin and double glazed window.

#### STUDY 2.68 x 2.44 (8'9" x 8'0")

With double glazed window, radiator.

#### LOUNGE 5.94 x 3.55 (19'5" x 11'7")

A pleasant through room with uPVC framed double glazed window to front, attractive open fireplace and hearth, two radiators french doors to conservatory and double doors to:

#### DINING ROOM 3.57 x 3.36 (11'8" x 11'0")

Having radiator, double glazed window to rear.

#### CONSERVATORY 3.59m x 2.68m (11'9" x 8'9")

Makes an ideal further reception room overlooking the garden with french doors to the patio.

#### KITCHEN/BREAKFAST ROOM 4m max x 3.27m (13'1" max x 10'8" )

Having an extensive range of fitted base cupboards with granite work tops and drawers and cupboards under, inset sink unit, breakfast bar/peninsula unit, wall cupboards, built in appliances including oven, hob, integrated fridge/freezer and extractor hood, ceramic tiled floor, double glazed window, part tiled walls and opening to:

#### UTILITY ROOM 2.12m x 1.48m (6'11" x 4'10")

With a range of wall and base units, granite work surface and inset sink unit, wall mounted gas fired central heating boiler, ceramic tiled floor, plumbing for washing machine, double glazed door to garden.

### ON THE FIRST FLOOR

#### LANDING

Having most attractive galleried style landing with double glazed window over stairwell, attractive balustrade, airing cupboard, access to loft space.

#### MASTER BEDROOM 3.35m x 3.27m (10'11" x 10'8")

Having double glazed window, radiator, range of fitted wardrobes, door to:

#### EN-SUITE SHOWER ROOM

Having shower cubicle, vanity wash basin with cupboards, low level wc, fully tiled walls and double glazed window.

#### BEDROOM TWO 3.59m x 3.31m (11'9" x 10'10")

Having double glazed window and radiator.

#### BEDROOM THREE 3.58m x 2.57m (11'8" x 8'5")

Having double glazed window and radiator.

#### BEDROOM FOUR (dressing room) 2.66m x 2.65m max (8'8" x 8'8" max)

Having double glazed window, radiator, range of fitted wardrobes with mirror fronted doors.

#### BATHROOM 2.38 x 1.87 (7'10" x 6'2")

Having panelled bath, electric shower, pedestal vanity wash basin, low level wc, fully tiled walls, stainless steel ladder towel rail, double glazed window.

### EXTERNALLY

The property occupies a pleasant position on the entrance to this cul-de-sac having a lawned front garden with large block paved drive being double width with ample off road parking giving access to the DOUBLE GARAGE 6.0m x 5.26m with two electric roller doors, personal door, electric light and power, loft storage space. To the side is a pedestrian gate and paved path giving access to the enclosed rear garden with lawn, paved sections, numerous trees and shrubs. There is a further area of side garden which is paved with two ponds and connecting water fall, large metal garden shed.

### AGENTS NOTE

Services - mains electricity, gas, water and drainage are connected. Council Tax band 'F' (£3,311.36 payable).

The property is Freehold.

Caravans/ motor homes are not to be parked on driveways within Longaston Close.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

### 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.

