



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	
[43-54] E		[29-38] E	
[31-42] F		[17-28] F	
[1-30] 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

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.

Brooklands Shepherds Patch, Slimbridge,
GL2 7BP

Offers In The Region
£583,000



FOUR BEDROOM DETACHED HOUSE SET IN A SOUGHT AFTER AREA WITH A NON-ESTATE POSITION. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE PORCH, HALLWAY, CLOAKROOM, LIVING/DINING ROOM, KITCHEN, UTILITY, GARDEN ROOM/STUDIO, FOUR BEDROOMS ON THE FIRST FLOOR AND FAMILY BATHROOM. OUTSIDE THERE IS PARKING FOR FIVE CARS, PATIO GARDEN AT THE REAR AND GARDENS TO THE FRONT AND SIDE. EPC: D

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Brooklands Shepherds Patch, Slimbridge, GL2 7BP

SITUATION

This property is tucked up a no through road just off the beaten track in Shepherds Patch, Slimbridge. The Canal is within walking distance as is a local pub, cafe and renown Wildfowl and Wetlands Trust founded by the late Sir Peter Scott. The Severn Vale village of Slimbridge has a primary school, village hall, 12th century parish church and a small shop/post office. 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.

DIRECTIONS

From Dursley town centre proceed out of town on the A4135, continue for approximately two miles into Cam village centre, continue out of the village on the A4135 to the Slimbridge roundabout adjoining the A38, proceed straight across towards the village passing the school on the right hand side and continue for a further mile and then turn right just prior to the canal, opposite the Tudor Arms on the right hand side down a no through road. The property will be found on the left hand side.

DESCRIPTION

This property has been in the same ownership for approximately 15 years and has been loved by the current owner. The property is positioned centrally in a good sized plot allowing for ample parking and gardens to both sides and patio at the rear. There used to be a garage which has been converted into a suburb Garden Room/Studio which could be developed further to create an annex or potentially extended over (subject to planning). There is a good sized lounge/diner, kitchen with separate utility and cloakroom on the ground floor. On the first floor are four bedrooms and a family bathroom. We highly advise a viewing to appreciate this property fully.

ENTRANCE PORCH

Upvc French doors, double glazed side lights.

ENTRANCE HALL

Radiator, stairs to first floor, understairs storage, stable door to kitchen,.

CLOAKROOM

Low level WC, pedestal wash hand basin, double glazed window, part tiled wall.

LIVING ROOM/DINING ROOM 6.99m max (reducing to 4.41m) x 5.83m max (reducing to 14'5") x 19'1" max (reducing to 14'5")

Double glazed window, double glazed bay window, double glazed French doors to rear, woodburner with stone surround, two radiators.

KITCHEN 3.91m x 3.01m (12'9" x 9'10")

Space for fridge/freezer, dishwasher, electric oven, extractor over, range of wall and base units, breakfast bar, one and a half bowl sink unit, tiled splashbacks, double glazed window, radiator.

UTILITY ROOM 1.15m x 1.78m (3'9" x 5'10")

Space and plumbing for washing machine and tumble dryer, double glazed window, sink, wall and base units, tiled splashbacks.

INNER HALL

Upvc front door, double glazed window, door to garden, built-in storage, alarm panel.

STUDIO/GARDEN ROOM 10.3m x 4.62 (33'9" x 15'1")

Four double glazed windows, double glazed French door with side lights, door to garden, cupboard, oil boiler, small attic space, inset spotlights.

ON THE FIRST FLOOR

LANDING

Double glazed window, access to loft space, linen cupboard, airing cupboard housing solar heated hot water cylinder.

BEDROOM ONE 3.01m x 4.45m (9'10" x 14'7")

Radiator, double glazed window.

BEDROOM TWO 3.33m x 2.93m (10'11" x 9'7")

Radiator, double glazed window.

BEDROOM THREE 3.02m x 2.89m (9'10" x 9'5")

Radiator, double glazed windows.

BEDROOM FOUR 3.01m x 2.31m (9'10" x 7'6")

Radiator, double glazed window.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin, shower cubicle, bath, double glazed window, radiator, part tiled wall.

EXTERNALLY

Rear patio with wooden fencing and gate, slate chippings, outside tap and water feature. To the front there is a driveway with parking for five cars, iron gates, outside tap, front lawn, chicken coops, brick wall and wooden fencing boundary, shrubs and trees. There is a side garden with various shrubs, paved area, enclosed corner garden with greenhouse, pear trees, apple tree, enclosed vegetable garden with assortment of vegetable patches and long garden shed.

AGENT NOTES

Tenure: Freehold

Services: Mains electricity and drainage available with oil and solar heating and solar photovoltaic panels.

Council Tax Band: E (£2801.93 payable).

Broadband: Asymmetric Digital Subscriber Line (not fibre)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

