



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	32	A	C

England & Wales EU Directive 2002/91/EC

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White House Churchend Slimbridge  
GL2 7BL

Price Guide  
£599,000



TWO BEDROOM DETACHED COTTAGE SET IN APPROXIMATELY 0.7 ACRES OF LAND. DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING AND BACKING ON TO FIELDS. THE PROPERTY WOULD BENEFIT FROM MODERNISATION, BUT OFFERS FANTASTIC POTENTIAL FOR ANY PROSPECTIVE PURCHASER. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LIVING ROOM, DINING ROOM, STORE ROOM, KITCHEN, TWO FIRST FLOOR BEDROOM, FAMILY SHOWER ROOM, GARAGE, OFFICE. EXTERNALLY THERE IS A LARGE ORCHARD, GARDEN SHED, PIG STY, OLD CIDER HOUSE AND PARKING FOR THREE CARS. ENERGY RATING: F

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





# White House Churchend, Slimbridge, GL2 7BL

## SITUATION

The White House and the adjoining land are situated in the centre of the Severn Vale village of Slimbridge which has its own primary school, church, village hall and small shop/post office. Famous as the headquarters of the Wildfowl and Wetlands Trust which was founded by the late Sir Peter Scott, Slimbridge also offers numerous country walks including the towpath of the Gloucester to Sharpness Canal. There is a wide range of facilities in the adjoining village of Cam and nearby town of Dursley with supermarkets, independent retailers and doctors and dentist surgeries. Dursley also has a swimming pool, library and Rednock Comprehensive School. The property is within a five minute drive of the Cam and Dursley Park and Ride railway station in Box Road which has regular services to Gloucester and Bristol with connections to the national railway network. It is also well placed for junctions 13 and 14 of the M4 motorway.

## DIRECTIONS

If travelling from the A38 or M5 motorway follow the signs to the Wildfowl and Wetlands Trust. On entering Slimbridge village proceed past the primary school on the left and the 12th Century church on the right. The White House is located just after the church on the left hand side.

## DESCRIPTION

This property has been in the same family for a number of years and the original building dates back to the mid 1800's. The cottage would benefit from thorough modernisation, but still offers charming features such as the exposed beams. The plot in it's entirety stretches approximately 0.7 acres and offers fantastic development opportunity (subject to planning). Equally, the orchard boasts a number of well established fruit trees and would be happily enjoyed by any prospective buyer without development. There is a good sized garage with a home office at the back and was constructed approximately 10 years ago and paved parking for a number of vehicles.

## 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).

## ENTRANCE HALL

Having front door and inner door leading to:

## DINING ROOM 3.01m x 3.15m (9'10" x 10'4")

Having storage cupboard, exposed beam, double glazed window.

## INNER HALL

## STORE ROOM 1.52m x 1.49m (4'11" x 4'10")

Having internal window.

## KITCHEN 3.56m x 2.80m (11'8" x 9'2")

Having wall and base units with work surface over. Sink with drainer, space and plumbing for washing machine, gas cooker with extractor hood over, space for under counter fridge and freezer, double glazed window, night storage heater.

## LOUNGE 4.23m x 3.79m (13'10" x 12'5")

Having wood burning stove with stone surround, front door, double glazed bay window and double glazed side window, exposed beam, stairs to first floor.

## LANDING

Having airing cupboard housing hot water cylinder.

## BEDROOM ONE 4.59m narrowing to 3.64m x 3.78m (15'0" narrowing to 11'11" x 12'4")

Having double glazed window and access to the loft.

## BEDROOM TWO 2.99m x 2.83m (9'9" x 9'3")

Double glazed window.

## SHOWER ROOM

Having double shower cubicle, low level WC, wash hand basin with vanity unit, part tiled wall, double glazed window.

## GARAGE 3.96m x 5.10m (12'11" x 16'8")

Having electric up-and-over-door, power and lighting, access to storage in the eaves.

## OFFICE 3.96m x 1.60m (12'11" x 5'2")

Having double glazed window, power and lighting.

## EXTERNALLY

The property is approached via a private paved driveway, opening out to a large paved courtyard, greenhouse and garage. The plot extends approximately 0.7 acres and through a wooden gate, a substantial orchard garden is found with a mature walnut tree and variety of fruit trees including, apple, pear, cherry, fig and Mirabelle plum trees. There is also an old Cider house, large shed, pig sty, coal bunker and a large vegetable plot.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: D (£2292.49 payable).

Broadband: Currently not connected but we believe broadband to be available in the area.

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.

