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Broadway Cottage The Broadway,
Dursley, GL11 6AG

Price Guide
£525,000



STUNNING 1920'S DETACHED PROPERTY OCCUPYING HILLSIDE LOCATION BACKING ONTO WOODLAND AND WITH SPLENDID VIEWS OVER DURSLEY AND BEYOND, MANY CHARACTER FEATURES, ENTRANCE PORCH, ENTRANCE HALL, DINING ROOM, LIVING ROOM, TWO STOREY CONSERVATORY WITH SPIRAL STAIRCASE, CLOAKROOM, FITTED KITCHEN, UTILITY ROOM, BOILER ROOM, THREE BEDROOMS, BATHROOM, EXTENSIVELY TERRACED MATURE GARDENS, GARAGE. ENERGY RATING: D

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SITUATION

Broadway Cottage is located on a hillside with exceptional views over Dursley, but with the ease of being a stones throw from Dursley town centre with facilities including: Sainsbury's supermarket, a range of local retailers, doctors and dentists surgeries, library, public houses and restaurants along with 'The Pulse' leisure centre and local secondary school. Cam and Dursley have a choice of four primary schools and the property is situated at the base of the Cotswold escarpment, close to The Cotswold Way providing an array of country walks and situated on the cusp of a testing eighteen hole golf course at Stinchcombe Hill Golf Club. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with onward connections to the National Rail network.

DIRECTIONS

The property can be found by proceeding along May Lane past the Bus Station, bearing right and then passing The Old Spot public house on the right hand side. Continue up the hill onto the Broadway where Broadway Cottage will be found on the right hand side.

DESCRIPTION

This stunning three bedroom detached property was built on a hillside in the 1920s by the then secretary of Listers as a 'weekend cottage'. It enjoys magnificent views over the town of Dursley and the surrounding countryside. The accommodation has many original features such as the tiled floor to the entrance porch, bell pushes, original fireplace to the dining room, timber wood wall panelling to the stairs, original timber balustrade and a cast iron radiator on the landing. It has been decorated throughout to reflect the period when the house was built including period style light fittings. The accommodation offers: entrance porch, entrance hall, dining room and living room both with splendid views over Dursley and the surrounding woodland, fitted kitchen with shaker style units and breakfast bar, cloakroom, utility room, boiler room, two storey aluminium framed double glazed conservatory with Victorian style spiral staircase and underfloor heating. On the first floor there are three bedrooms, the smallest of which is currently used as an office and there is a family bathroom. Externally, there are extensively terraced hillside gardens backing onto woodland and overlooking Dursley with numerous paths and seating area. There is also a garage situated approximately 70 yards from the property with electricity supply.

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).

FRONT PORCH

Enclosed by an aluminium double glazed screen with original tiled floor.

ENTRANCE HALL

Original timber floor with radiator.

STAIRCASE

Original timber with wood panelling to one side as far as the quarter landing, the remainder is carpeted, a window on the quarter landing looks into the conservatory.

DINING ROOM 4.33 max x 4.15m max (14'2" max x 13'7" max)

Double glazed window to front with splendid view of Dursley and the

surrounding woodland, radiator below, small double glazed window to side, original timber fireplace, original serving hatch from kitchen, picture rail.

LIVING ROOM 5.26m x 3.65m (17'3" x 11'11")

Double glazed bay window to front with view over Dursley and surrounding woodlands, radiator below, double glazed window to side, original timber floor, coal effect gas fire with contemporary fire surround, picture rail.

CLOAKROOM

Refurbished in 2017, small window opening to conservatory, steps down to suite comprising wash hand basin and WC, extractor fan, radiator.

KITCHEN 3.46m x 2.92m (11'4" x 9'6")

Newly fitted in 2015 with range of shaker style wall and base units and breakfast bar, store cupboard, quartz worktops, electric cooker, stainless steel sink unit, built-in fridge and freezer, walls are half tiled in Delft style, radiator, double glazed window overlooking the outside seating area, glazed door to conservatory.

CONSERVATORY 5.44m x 3.09m (17'10" x 10'1")

The structure is maintenance free aluminium, double glazed with underfloor heating to both levels. Doors to utility room and boiler room, double glazed doors giving access to outside seating area and to the side of the property. The ground floor walls are plastered and the retaining wall is tanked, tiled floor. Lighting includes wall mounted uplighters, track fitting and pendant fittings to both levels. A Victorian style spiral staircase leads to the upper level with tiled floor.

UTILITY ROOM 1.93m x 1.83m (6'3" x 6'0")

Fully tanked, white glazed tiled to walls, red quarry tiled floor, plumbing for dishwasher and washing machine, extractor fan for tumble dryer, radiator.

BOILER ROOM/STORE ROOM 1.9m x 1.71m (6'2" x 5'7")

Fully tanked, white glazed tiles to walls, red quarry tiled floor, compact wall mounted electrical unit providing underfloor heating to conservatory, storage space, radiator.

ON THE FIRST FLOOR

LANDING

Original timber balustrade, original cast iron radiator, large walk-in airing cupboard, housing Worcester combination boiler gas boiler supplying domestic hot water and radiator central heating, shelving.

BEDROOM ONE 4.33m x 3.65m (14'2" x 11'11")

Double glazed window to front with views, radiator below, double glazed window to side, built-in wardrobe, picture rail.

BEDROOM TWO 3.45m x 3.11m (11'3" x 10'2")

Double glazed window to front with outstanding views across Dursley and beyond, radiator below, double glazed window to side, original wash hand basin fitted in one corner, picture rail.

BEDROOM THREE 3.12m x 1.96m (10'2" x 6'5")

Double glazed window to front with views, radiator below, extra power sockets as currently in use as an office, access to loft space..

BATHROOM

Two double glazed windows to rear, radiator, re-fitted in 2010. Suite comprising P-shaped bath with mains shower over, built-in WC and wash hand basin in vanity unit with storage under, walls are finished with uPVC marble effect panels, shaver point.



EXTERNALLY

The property includes a large hillside garden backing onto woodland overlooking Dursley. It has been extensively terraced with numerous paths and is planted with mature shrubs and trees. It includes a seating area with views over Dursley and the surrounding woodland. There are several decorative features including lighting, a well folly with fountain and light, hand pump feature, stone bench, miniature pond and various ornaments. Garden shed. GARAGE situated approximately 70 yards from the house with drive. An electrical supply was installed in the garage in 2021 with a view to the future fitting of an EV charging point.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: F (£3409.73 payable).

The ground floor is built partly into the hillside and we understand that both the utility and boiler rooms are tanked.

Conservation area: Preservation order on trees.

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

NB. There is a wayleave agreement to enable maintenance/repairs to be carried out on two existing telegraph poles within boundary by utility company.

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.

