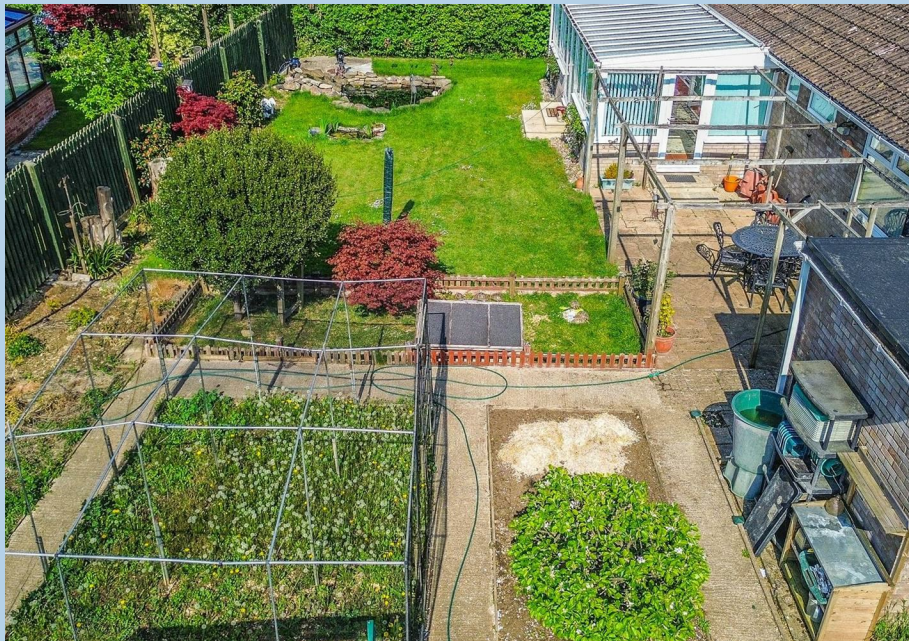


MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements 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.

Still Meadow Moorend Lane,
Slimbridge,

Asking Price
£600,000



THIS CHARMING DETACHED BUNGALOW IS LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF SLIMBRIDGE, OFFERING A PEACEFUL AND PICTURESQUE SETTING. SITUATED ON A GENEROUS PLOT, THE PROPERTY HAS BEEN THOUGHTFULLY EXTENDED TO PROVIDE SPACIOUS LIVING ACCOMMODATION, INCLUDING A BRIGHT SITTING ROOM, MODERN KITCHEN, SEPARATE DINING ROOM AND A STUNNING GARDEN ROOM THAT CONNECTS TO THE REAR GARDEN. WITH FOUR BEDROOMS, INCLUDING A MASTER SUITE WITH EN-SUITE, AND A PRIME LOCATION IN THIS DESIRABLE VILLAGE, THIS HOME OFFERS THE PERFECT BLEND OF COMFORT AND CONVENIENCE. EPC: D

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Still Meadow Moorend Lane, Slimbridge, GL2 7DG

SITUATION

Still Meadow is located in the sought after village of Slimbridge and is within walking distance of local facilities including the village hall, historic church, primary school, recreation field and village post office. The village has numerous country walks including the scenic towpath of the Gloucester/Sharpness canal. Slimbridge is home to the world famous Wildfowl and Wetlands Trust, which was founded by Sir Peter Scott. The property is well located for travel throughout the south west via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station within five minutes drive with regular services to Gloucester, Bristol and onward connections to the national rail network. The adjoining village of Cam has Tesco supermarket along with a range of local retailers and secondary schooling can be found in the adjoining centre of Dursley, which also has a wider range of shopping facilities.

DIRECTIONS

From Dursley town centre proceed out of town on the A4135 Kingshill Road in a north westerly direction and proceed across the first two mini-roundabouts. At the third mini-roundabout bear right and proceed down the incline and at the next roundabout take the first exit and proceed through Cam High Street and continue to the roundabout with the A38. Proceed straight across this roundabout into Slimbridge village passing the primary school on the left hand side and continue for 200 metres turning left into Moorend Lane where the property will be found on the right hand side.

DESCRIPTION

Situated in the heart of the picturesque village of Slimbridge, this delightful detached bungalow offers a fantastic opportunity for comfortable family living. Set on a generous plot, the property has been extended to approximately 1,762 square feet of living space creating a spacious and well maintained home. The immaculately presented accommodation includes a welcoming entrance hall, a bright and airy sitting room with views of the front garden, a modern kitchen, a separate dining room, and a stunning 27 foot garden room that opens directly into the rear garden, creating a perfect space for relaxation and entertaining. The property also benefits from a convenient shower room, separate WC and four bedrooms, including a master suite with an en-suite bathroom for added comfort and privacy. This lovely bungalow provides a peaceful and comfortable home in a sought-after location, making it a perfect choice for those looking for a tranquil village lifestyle.

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

Double glazed front door with side lights, radiator, access to loft which is partly boarded, insulated and has good head height, thermostat, storage cupboard, airing cupboard with radiator.

LOUNGE 5.12m x 3.79m (16'9" x 12'5")

Double glazed window, radiator, electric fireplace with marble surround.

KITCHEN/BREAKFAST ROOM 5.11m x 3.07m (16'9" x 10'0")

Fitted with a range of wall and base units with worktops over, breakfast bar, integrated Neff hob, microwave, oven and grill, sink with mixer tap, space for fridge/freezer and washing machine, tiled splashbacks, extractor hood, two radiators, double glazed window, double glazed French doors to garden room.

DINING ROOM 3.62m x 2.71m (11'10" x 8'10")

Radiator, double glazed French doors to garden room.

GARDEN ROOM 8.35m x 3.23m (27'4" x 10'7")

Double glazed windows, tiled flooring, tiled flooring, two radiators, electric heaters, part brick wall, perspex roof, single door and double doors out to the garden.

INNER HALL

MASTER BEDROOM 3.59m x 3.49m (11'9" x 11'5")

Double glazed window, radiator.

EN-SUITE BATHROOM

Suite comprising P-shaped bath with shower over, low level WC, wash hand basin with vanity unit, heated towel rail, extractor fan.

BEDROOM TWO 4.4m x 3.17m (14'5" x 10'4")

Double glazed window, radiator, fitted furniture, bed and wardrobes.

BEDROOM THREE 3.52m x 2.71m (11'6" x 8'10")

Double glazed window, radiator, built-in storage.

BEDROOM FOUR 3.18m x 2.23m (10'5" x 7'3")

Double glazed window, radiator.

SHOWER ROOM

Double glazed window, double shower cubicle, vanity sink unit, heated towel rail, extractor fan, part tiled wall.

WC

Double glazed window, WC, radiator.

EXTERNALLY

To the front of the property is a driveway with parking for approximately five cars, there is a lawn with wall and border, gated access to both sides, attractive wrought iron front gate. To the rear of the property there is a patio, pergola, outside tap, large lawn that wraps around both sides and extends to the front, two ponds, shrubs and flower border, vegetable plots, and gate. OUTDOOR HALL lighting and power providing sheltered access to front and rear. GARAGE 5.34m x 2.59m power and lighting, up-and-over door.

AGENT NOTES

Tenure: Freehold
Council Tax Band D
Services: All mains services are believed to be connected.
Broadband: Fibre to the Premises
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.

