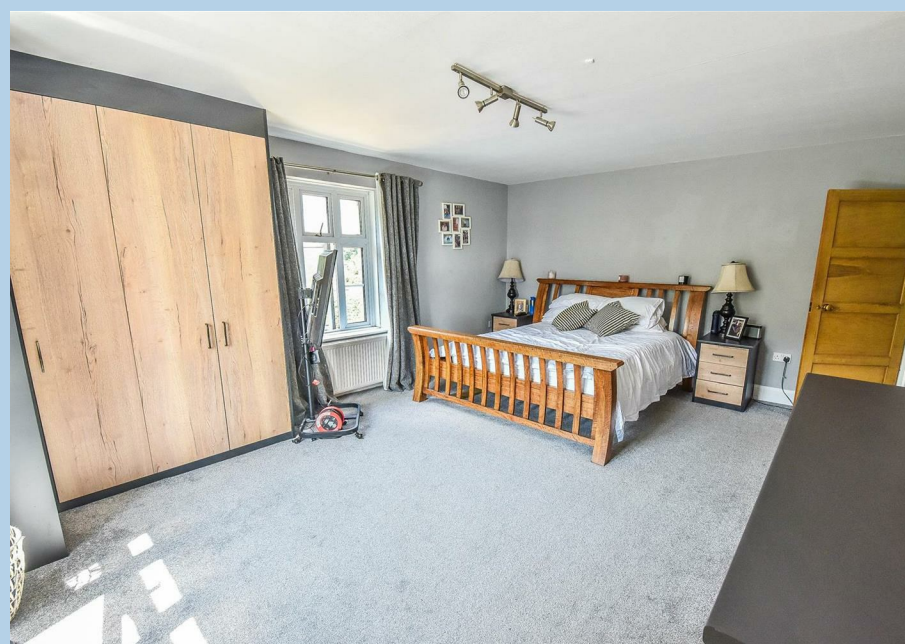


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Little Woodborough 2 Dursley Road, Dursley,
GL11 6PE

Price Guide
£725,000



A BEAUTIFULLY PRESENTED EXTENDED FIVE-BEDROOM DETACHED HOME. THE ORIGINAL PERIOD PROPERTY WAS A STONE BUILT FORMER COACH HOUSE AND STABLES DATING BACK TO 1865. SET IN A PEACEFUL EDGE-OF-TOWN LOCATION, OFFERING SPACIOUS AND FLEXIBLE LIVING ACCOMMODATION, CHARACTER FEATURES, OUTSTANDING COUNTRYSIDE VIEWS, AND GENEROUS OUTSIDE SPACE. HIGHLIGHTS INCLUDE A LARGE LOUNGE WITH WOOD BURNER, OPEN-PLAN KITCHEN/DINER, TWO EN-SUITES, LANDSCAPED GARDENS, GARAGE WITH EV CHARGER, AND A GARDEN ROOM. EPC: D

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Little Woodborough 2 Dursley Road, Dursley, GL11 6PE

SITUATION

Located in a tucked-away position on the edge of Dursley, No. 2 Dursley Road enjoys a peaceful setting with easy access to the town's amenities. Dursley offers a wide range of shops, schools (including a senior school), leisure facilities, and transport links, while being surrounded by stunning Cotswold countryside and walking trails. The property is well placed for commuters, with the M5 and A38 nearby, and Cam & Dursley railway station offering direct connections to Bristol and Gloucester. The area also benefits from a number of local attractions, independent schools, and historic landmarks.

DIRECTIONS

From Dursley Town centre, proceed north west on Castle Street taking the 2nd exit at the roundabout onto Parsonage Street. Proceed through Kingshill going over the mini roundabout and taking the first exit on the next mini roundabout by the police station. Head up Dursley road for approximately 300ft before turning right onto a private road. No. 2 can be found towards the end of this road on the right.

DESCRIPTION

Originally a stone-built coach house and stables dating back to 1865, this beautifully extended five-bedroom detached home combines period character with modern living. Set across two floors, the spacious layout features a generous entrance lobby, dual-aspect lounge/games room with double-sided wood burner, bright conservatory, and open-plan kitchen/dining area with countryside views. A utility room and cloakroom complete the ground floor. Upstairs offers five bedrooms, two with en-suites, a stylish family bathroom and ample storage throughout. Outside, enjoy landscaped gardens, raised decking, a garden room, gravelled driveway, garage/workshop with EV charging, and stunning rural surroundings.

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 LOBBY

Having part glazed front door, two double glazed full height windows, attractive stone doorways, radiator, tiled flooring and inset ceiling spotlights.

INNER HALL

Having stairs to first floor with under stair cupboard, radiator and wooden flooring.

LOUNGE/GAMES ROOM 9.14m (narr to 3.18m) x 5.66m (narr to 3.67m) (29'11" (narr to 10'5") x 18'6" (narr to 12'0"))

Having four large double glazed windows with dual aspect, wooden flooring, exposed wooden beams, three radiators and double sided wood burner.

CONSERVATORY 3.87m x 3.21m (12'8" x 10'6")

Double glazed windows, wooden floor and plastered ceiling.

UTILITY 3.00m x 1.88m (9'10" x 6'2")

Having two built in storage cupboards, double glazed stable door to rear, radiator, double glazed window, work top with double wash hand basin and tiled splash back, space and plumbing for washing machine, wall units, thermostat controls, tiled flooring and steps up to kitchen.

CLOAKROOM

Having low level WC, wall mounted wash hand basin, tiled floor, extractor fan, original hopper window.

KITCHEN 5.36m x 4.82m (17'7" x 15'9")

Having a range of wall and base units with work top over, tiled flooring, electric cooker with extractor hood over, sink with mixer tap, space for American fridge freezer and dishwasher. Large double glazed windows to front, exposed beams, inset ceiling spotlights, vertical radiator, open plan layout to:

DINING ROOM 4.98m x 2.58m (16'4" x 8'5")

Having dual aspect double glazed windows with the most superb views, slim double glazed sash window, double glazed door leading to raised decking area, two radiators.

ON THE FIRST FLOOR

LANDING

Having double glazed window with views, storage cupboard and inset spotlights.

MASTER BEDROOM 8.56m x 4.65m (narrowing to 3.69m) (28'1" x 15'3" (narrowing to 12'1"))

Having walk-in wardrobe housing gas combination boiler, dual aspect double glazed windows, double glazed Velux window and three radiators.

EN-SUITE

Having low level WC, wall mounted wash hand basin, shower cubicle, inset ceiling spotlights, extractor fan.

BEDROOM TWO 5.65m x 4.20m (18'6" x 13'9")

Having dual aspect double glazed windows, two radiators, built in wardrobe and cupboard.

EN-SUITE

Having low level WC, corner wash hand basin with vanity unit, shower cubicle, heated towel rail, tiled flooring, double glazed window.

BEDROOM THREE 3.67m x 2.64m (12'0" x 8'7")

Having double glazed window, radiator and built in wardrobe.

BEDROOM FOUR 3.69m x 2.30m (12'1" x 7'6")

Having double glazed window, radiator and built in wardrobe.

BEDROOM FIVE/OFFICE 2.38m x 2.22m (7'9" x 7'3")

Having double glazed window, radiator and built in wardrobe.

FAMILY BATHROOM

Having wash hand basin with vanity unit, free standing claw bath tub, low level WC, tiled flooring, inset ceiling spotlights, double glazed window, access to loft, heated towel rail.

EXTERNALLY

To the front of the property is a large gravel driveway providing parking for 3/4 cars and single garage/workshop with power, lighting and EV charging point. There is a flagstone patio area with attractive stone wall wrapping round to the side and leading to pergola providing excellent entertaining space. The lawn slopes from the side around to the rear of the property and is enclosed by wooden panel fencing and shrubs. There is a large raised decking area accessed from the dining room or utility with steps to the lawn and large patio area at the rear.

STORAGE ROOM 5.03m x 2.57m (16'6" x 8'5")

Having double glazed timber framed doors, window and radiator.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: 'E'

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see 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.

