



Donvia, Sandhurst Lane, Sandhurst, Gloucester, GL2 9NP

£625,000

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Farr & Farr Sales Lettings 

**Donvia, Sandhurst Lane, Sandhurst,
Gloucester, GL2 9NP**

£625,000

A MODERN DETACHED FAMILY HOUSE OF EXCELLENT PROPORTIONS TOGETHER WITH PARKLAND LIKE GARDENS OF 1/5 ACRE IN THE HEART OF THIS LOVELY VILLAGE

Donvia is one of a pair of modern detached property's situated opposite the church in the heart of this quiet and popular village.

Internally it offers good four bedroom accommodation with an ensuite to the master as well as a family bathroom. To the ground floor two reception rooms, a large kitchen, utility room and conservatory. To the exterior there is ample parking to the front with a good sized double garage and to the rear quite exceptional beautifully kept Parkland rear gardens which back onto overlook fields to the hills beyond. Sandhurst is a small village situated just the north of Gloucester and west of Cheltenham benefiting from their multiple facilities. Some of the areas most sought-after schools are in north Gloucester together with Gloucester Rugby, the cathedral and the exciting Quays are all within very easy reach.

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ENTRANCE HALL

High-quality flooring. Radiator. Staircase to landing.

CLOAKROOM

Low level WC. Wash hand basin. Tiled floor. Radiator.

SITTING ROOM 15' 2" x 11' 9" (4.62m x 3.58m)

Stone fireplace with electric fire. Two double radiators. Sliding patio doors to conservatory and arch to:-

DINING ROOM 9' 0" x 11' 9" (2.74m x 3.58m)

High-quality flooring. Radiator.

CONSERVATORY 11' 0" x 11' 0" (3.35m x 3.35m)

Tiled floor. Two wall light points. Double UPVC double glazed French doors to terrace and garden.

KITCHEN 12' 9" x 10' 8" (3.88m x 3.25m)

Inset double bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Built-in Hotpoint oven with four ring electric hob and extractor hood. Plumbing for dishwasher. Space for fridge/freezer. Breakfast bar. Spotlights. Window to the front. Double radiator.

UTILITY 7' 6" x 5' 9" (2.28m x 1.75m)

Stainless steel sink with cupboards below. Broom cupboard. Plumbing for washing machine. Vinyl floor. Tiled walls. UPVC double glazed door to the side.

FIRST FLOOR

LANDING

Access to part boarded loft with ladder. Linen cupboard.

BEDROOM 1 12' 0" x 11' 4" (3.65m x 3.45m)

Radiator. TV point.

ENSUITE SHOWER ROOM

Large fully tiled shower cubicle with stainless steel shower and glazed sliding doors. Vanity unit with wash and basin and cupboards below. Low level WC. Vinyl floor. Radiator/towel rail. Fully tiled walls. Shaver light.

BEDROOM 2 11' 3" x 9' 9" (3.43m x 2.97m)

Radiator. Wardrobe cupboard.

BEDROOM 3 11' 9" x 7' 3" (3.58m x 2.21m)

High-quality flooring. Views of the garden. Double wardrobe cupboard. Radiator.

BEDROOM 4 11' 7" x 7' 0" (3.53m x 2.13m)

High-quality flooring. Double wardrobe cupboards. Radiator. TV point.

BATHROOM

White suite of panelled bath with electric shower and glazed folding screen. Wash hand basin. Low level WC. Vinyl floor. Full wall radiator/heated towel rail.

EXTERIOR

Front gardens of a good size with ample parking. Lawns with shrub beds and bushes.

Rear gardens are south west backing and 150' in length. Beautifully and maturely landscaped in a Parkland style with continuous lawns with many mixed mature trees, shrubs and flower beds. Good area of terrace. Two garden sheds. Concealed storage area with oil tank and gated side access. To the rear of the garden there are lovely view's across open farmland to the Hills beyond.

GARAGE 17' 0" x 17' 0" (5.18m x 5.18m)

Two doors. Eaves storage. Power and light. Oil fired central heating boiler.

AGENTS NOTE

COUNCIL TAX: F

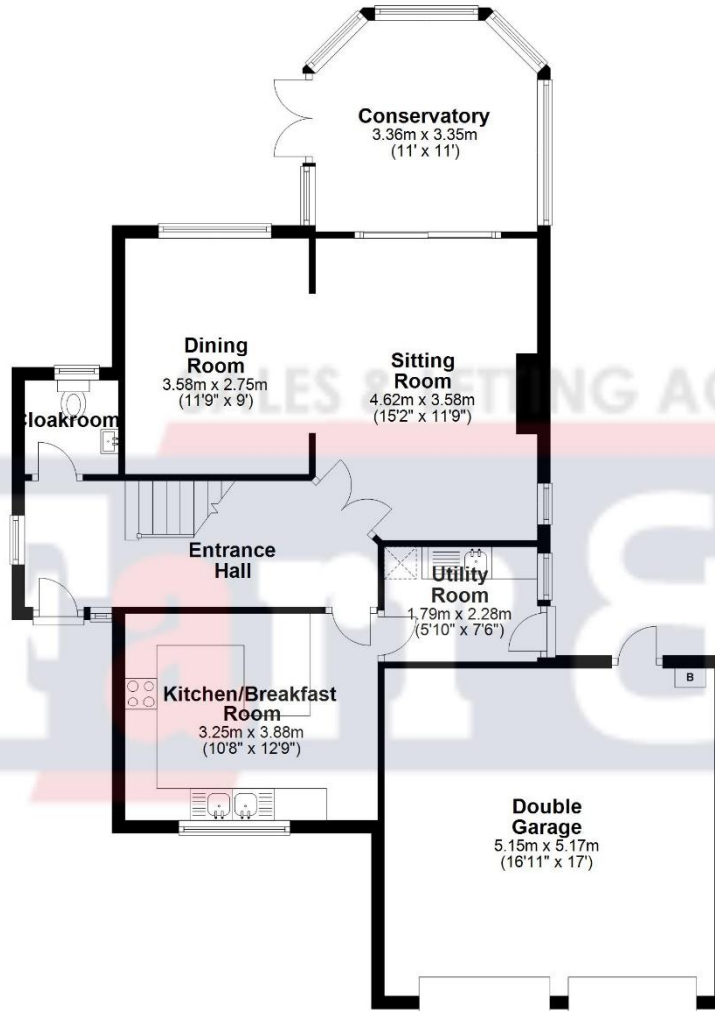
EPC: D-63

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

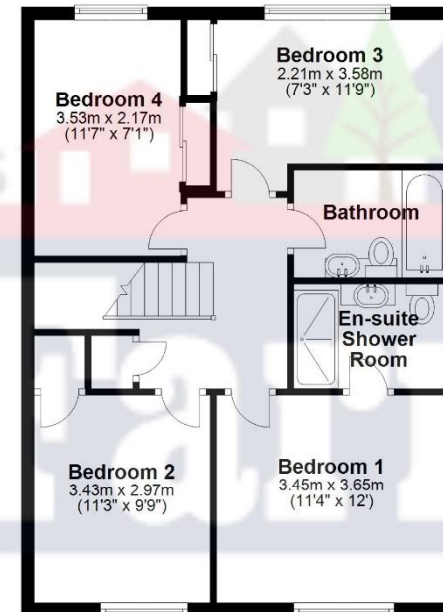




Ground Floor
Approx. 68.7 sq. metres (739.4 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.7 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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