



The Haven, Base Lane, Sandhurst, Gloucester, GL2 9NU

£625,000

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**Farr & Farr** Sales Lettings 



**The Haven, Base Lane, Sandhurst,  
Gloucester, GL2 9NU**

**£625,000**

**A LOVELY MODERN AND HIGHLY PRACTICAL  
DETACHED FAMILY HOME IN THE HEART OF  
THE QUIET VILLAGE OF SANDHURST**

The village of Sandhurst is a highly regarded and quiet village situated just 2 miles north of Gloucester. All of the city's facilities are close by and access to Cheltenham and the M5 is only a short drive. The Haven has been occupied since new by the current owners and has been beautifully maintained, immaculately updated and extended to offer very up-to-date and highly practical family accommodation. All four bedrooms are a good size with a very large master and ensuite. To the ground floor there is a sitting room, study and large open kitchen dining/family room. To the exterior, there is ample parking to the front, garage and private gardens to the rear.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

Hardwood front door with coloured glass detail to:-

**ENTRANCE HALL**

High-quality flooring. Staircase to galleried landing. Alarm controls. Wall thermostat. Understairs cupboard with shelving.

**CLOAKROOM/UTILITY**

Worktops with boiler below. Plumbing for washing machine. Storage. cupboards. Low level WC. Vanity unit with wash hand basin. Tiled floor. Part tiled walls. Heated towel rail/radiator. Extractor fan. Spotlights.

**STUDY 9' 8" x 7' 0" (2.94m x 2.13m)**

High-quality flooring. Radiator. Consumer box. Coved ceilings.

**SITTING ROOM 16' 8" x 13' 1" (5.08m x 3.98m)**

Radiator. Timber fireplace with marble insets and open fire. Three wall light points with dimmer switches. Coved ceiling.

**KITCHEN/DINING/FAMILY/SITTING ROOM 29' 6" x 21' 10" (8.98m x 6.65m)**

Open plan and divided into three areas. Kitchen area, very comprehensively fitted with marble worktops with inset Belfast sink and mixer taps, cupboards and drawers below. Wall units. Part tiled walls. Tiled floor. Built-in stainless steel and glass fronted double oven with four ring electric hob and cooker hood. Built-in dishwasher. Built-in fridge and freezer. Slide out pantry drawer and basket drawer. Inset ceiling spotlights. Peninsula bar divide with shelving and breakfast bar to Dining area with high-quality timber flooring. Two double radiators. Inset ceiling spotlights. Three wall light points and two wide arches to Sitting/Family area, again with high-quality hardwood flooring. Large ceiling roof lantern. Pelmet lighting. Two sets of two double glazed double French doors to terrace and garden. TV point. Electric radiator.

**FIRST FLOOR**

**LANDING**

Access to loft. Airing cupboard. Inset ceiling spotlights.

**BEDROOM 1 15' 2" x 13' 0" (4.62m x 3.96m)**

Radiator.

**ENSUITE SHOWER ROOM**

Large corner shower with Mira electric controls and glazed semi circular sliding screen. Low level WC. Pedestal wash hand basin. Towel rail/radiator. Shaver point. Mirrored medicine cabinet. Extractor fan. Ceiling spotlighting.

**BEDROOM 2 10' 9" x 9' 6" (3.27m x 2.89m)**

Radiator.

**BEDROOM 3 11' 6" x 10' 0" (3.50m x 3.05m)**

Radiator.

**BEDROOM 4 12' 0" x 9' 7" (3.65m x 2.92m)**

Radiator.

**BATHROOM**

Pannelled bath with separate Mira stainless steel shower, glazed screen and fully tiled splashbacks. Recessed shelving with internal lighting. Low level WC. Pedestal wash hand basin. Tiled floor. Heated towel rail. Radiator in stainless steel. Extractor fan. Spotlights. Shaver point.

**EXTERIOR**

Front gardens approached by two sets of five barred gates leading to gravel parking for 4/5 cars. Area of lawn and shrub bed borders. Path to front door and gates to further parking and rear gardens. Paved terrace with lawns and second area of terrace with gravel path between mature bed borders and bushes. Concealed area to the side, Ideal for storage. Timber garden shed. Second garden shed behind the garage. Enclosed by close boarded fencing. Outside light.

**GARAGE 19' x 10'7 (5.79m x 3.22)**

Up and over door to the front. Currently used as storage with partial divide to second area used as a gym with a window and door to garden.

**AGENTS NOTE**

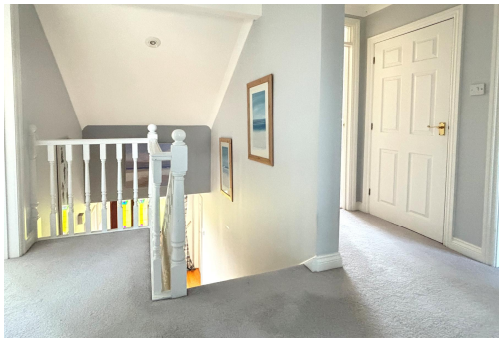
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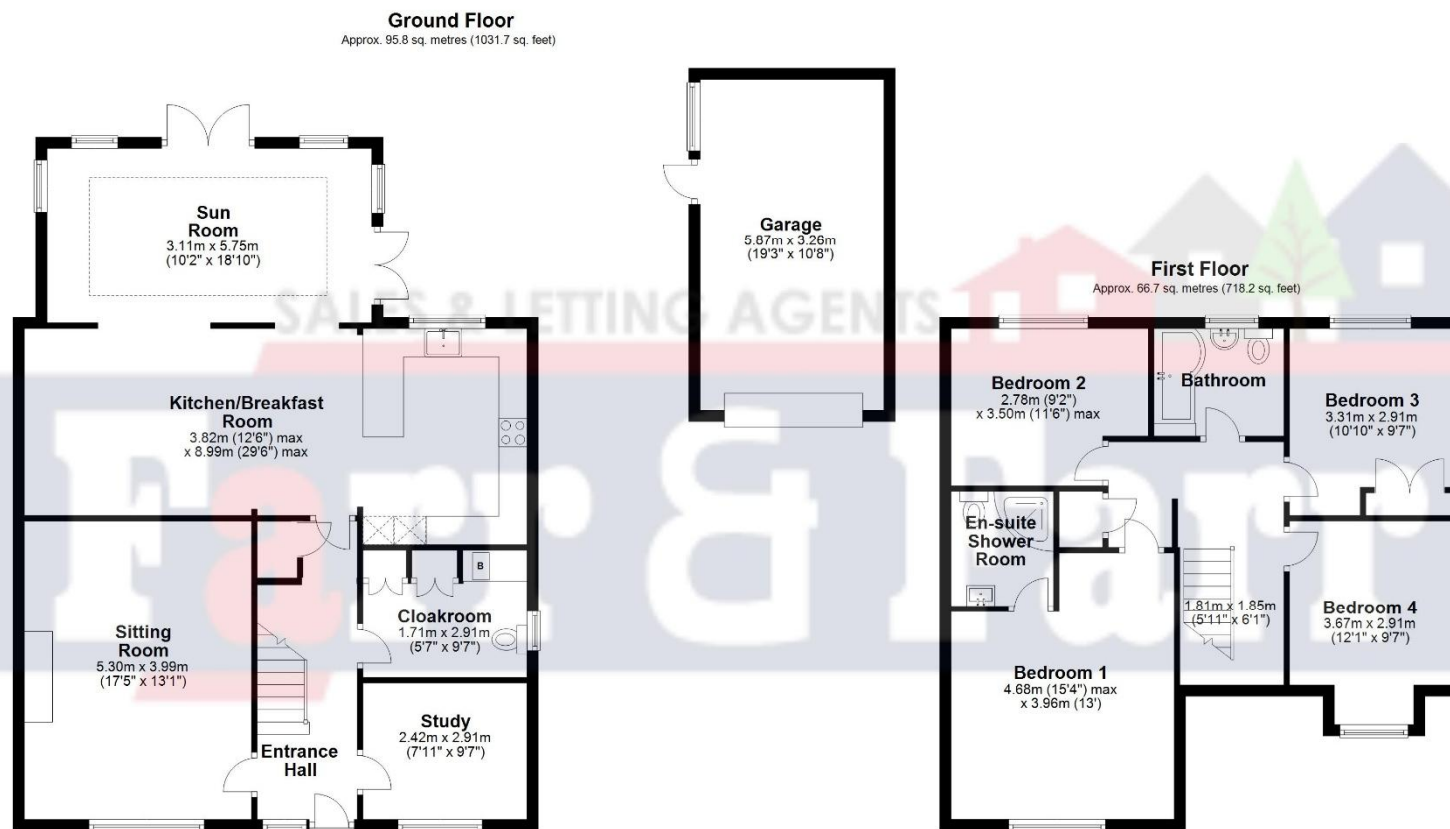












Total area: approx. 162.6 sq. metres (1749.9 sq. feet)

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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