



**4 Sovereign Chase, GL19 3NW**  
**£475,000**





## 4 Sovereign Chase, GL19 3NW

• Four bedroom detached family home • Integral double garage • Popular village location • Private rear garden • Flexible living accommodation • EPC D55 • Tax band E • Freehold

**£475,000**



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### Living Room

Generously sized living room stretching the length of the property with feature Woodwarm 6kw Inset wood burner. French doors to the back garden.

### Dining Room

Flexible space with doors opening into the living room. French doors to outside patio.

### Cloakroom

WC and wash hand basin.

### Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, double oven and four ring induction hob with extractor over. There is also space for a dining table, as well as doors to the garden.

### Utility

Additional storage cupboards alongside plumbing for washing machine and space for tumble dryer. Oil boiler.

### Master Bedroom

Spacious bedroom with three double wardrobes and window to the front aspect.

### En suite

Suite comprising WC, wash hand basin and shower cubicle with tiled surround. Frosted window to front aspect.

### Second Bedroom

Double bedroom with built in wardrobe. Window to front aspect overlooking the front garden.

### Third Bedroom

Built in storage cupboard. Window to rear aspect overlooking the back garden.

### Fourth Bedroom

Window to rear aspect. Built in storage cupboard.

### Shower Room

White suite comprise WC, wash hand basin and double width shower cubicle with tiled surround. Frosted window.

### Double Garage

Integral garage accessed via the hallway and two up and over doors. Power and lighting.

### Outside

Arriving at the property you are greeted by a driveway allowing parking for multiple vehicles alongside a lawned area with a variety of shrubs, flowers and mature tree. Accessed via the side gate, the well cared for rear garden offers a versatile area offering a combination of lawned and patio spaces accompanied by a variety of shrubs, flowers, growing area, pond and garden shed. There is an electric awning at the rear of the living room.

### Location

Staunton & Corse. The rural villages of Staunton and Corse are situated on the Gloucestershire border providing good travel links to both Gloucester, Newent, Tewkesbury and the M50. Benefiting from a public house, bakery, surgery, good bus service, and 'Ofsted' rated Staunton & Corse C of E primary school.

### Material information

Tenure: Freehold

Council tax band: E

Local authority and rates: Forest of Dean £2,615.79 (2023/24)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

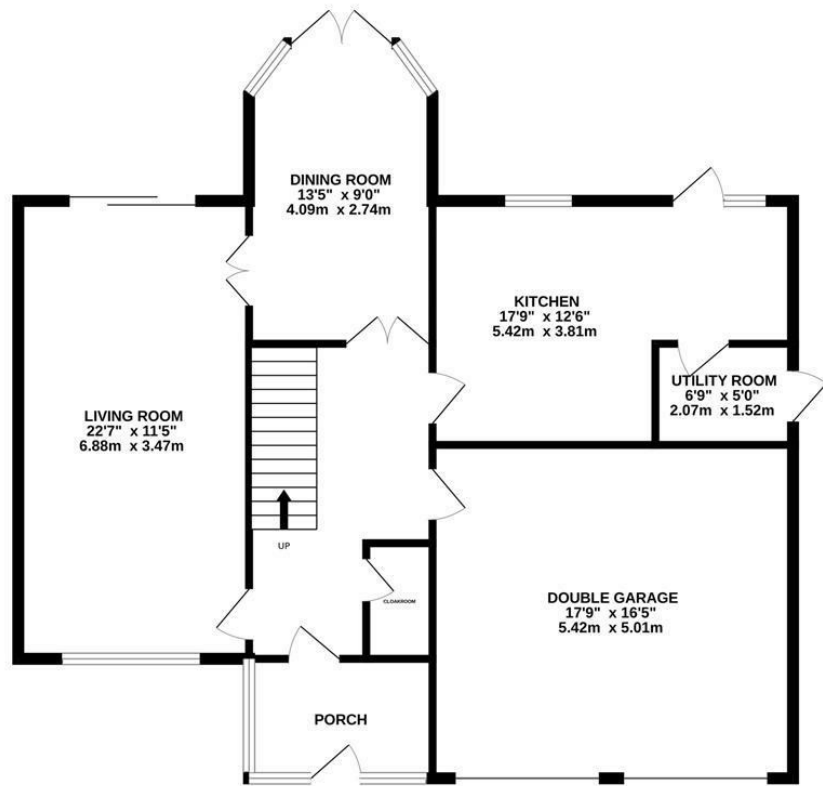
Heating: Oil

Broadband speed: Basic 18 Mbps, Superfast 80 Mbps

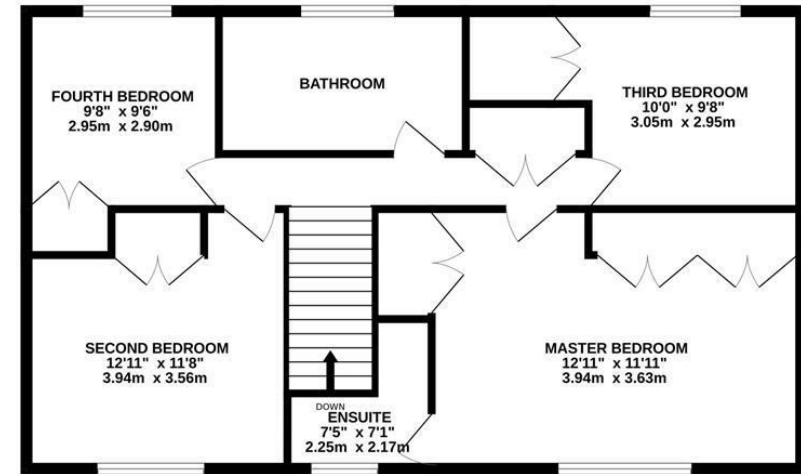
Three, EE, O2



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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