



**Winchester Lodge Chartist Way, Staunton GL19 3RT**

**£499,950**





# Winchester Lodge Chartist Way, Staunton GL19 3RT

- No onward chain
- Four bedroom detached property
- Ample off road parking and detached double garage
- Popular village location
- Tax band E
- EPC D66
- Freehold

**£499,950**



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## Kitchen

Ample storage in a range of floor and eye level units accompanied with integrated appliances to include double oven, four ring electric hob and extractor over. Additional space for under counter fridge and plumbing for washing machine.

## Utility Room

Additional storage as well as plumbing for automatic washing machine. Oil boiler. Door to back garden.

## Living Room

Generously sized living room occupying the length of the home. Bay window to front aspect.

## Dining Room

Double doors opening into the living room. Window to rear aspect.

## Conservatory

Good sized conservatory overlooking the back garden. Door granting access to outside patio area.

## WC

WC and wash hand basin.

## Master Bedroom

Double bedroom with window to front aspect.

## Ensuite

White suite comprising WC, vanity unit and double width shower cubicle. Frosted window to rear aspect.

## Second Bedroom

Double bedroom. Window to rear aspect overlooking the back garden.

## Third Bedroom

Double bedroom. Window to rear aspect.

## Fourth Bedroom

Window to front aspect.

## Bathroom

Good sized bathroom with WC, wash hand basin, bath and shower cubicle. Frosted window.

## Outside

To the front, the property offers a generously sized driveway providing parking for multiple vehicles. Accessed via the side gate, the rear garden provides a combination of lawn and pebbled areas accompanied by timber pergola providing an ideal seating area in the summer months.

## Double Garage

Detached double garage with electric up and over door. Pedestrian door to the side, power lighting and storage in the eaves.

## 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

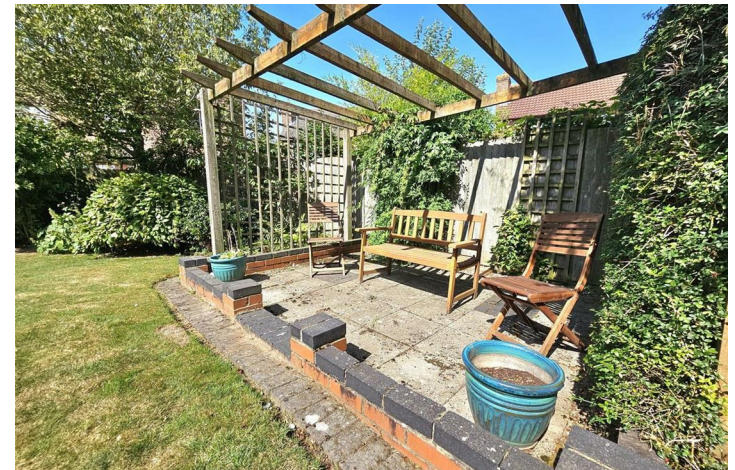
Water supply: Mains

Sewerage: Mains

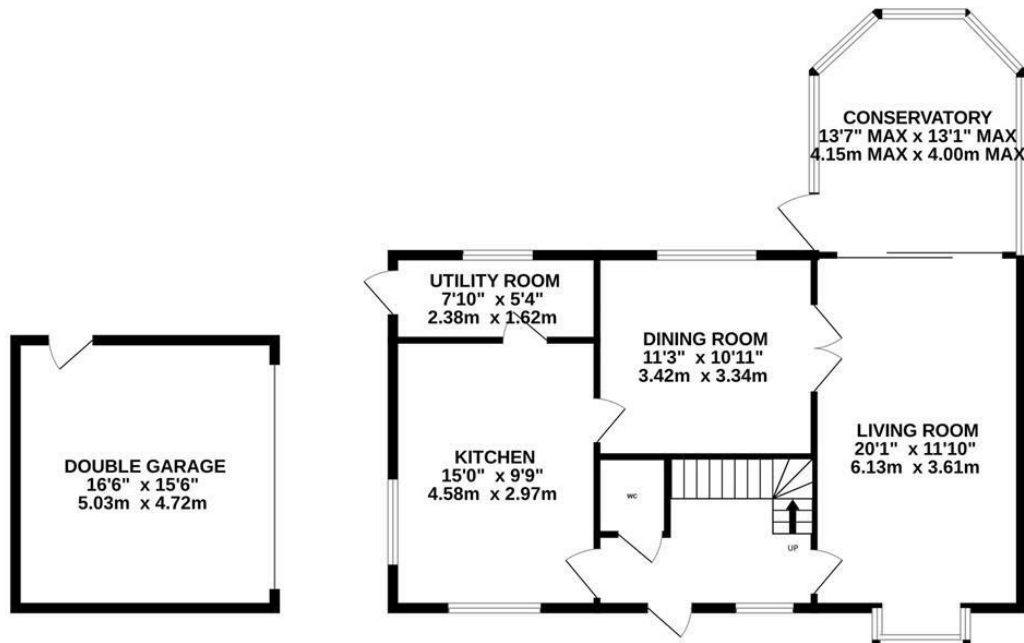
Heating: Oil

Broadband speed: Basic 17 Mbps, Superfast 71 Mbps

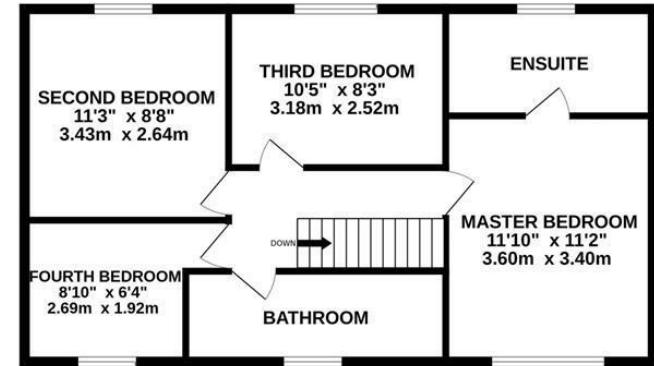
Vodafone, EE, O2



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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