







7 The Court Garden
, Arlingham, GL2 7JH

£725,000

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This four bedroom detached home is immaculately presented throughout, having been taken to another level by the spectacular extension. Thoughtfully designed, it allows the existing kitchen/breakfast room to morph seamlessly into the spacious family room flooded with natural light and an ideal space for entertaining, with under floor heating, a contemporary 'Scandi style' Aduro wood burning stove and bifold doors to the garden.

Having set a 'high bar' the rest of the house does not disappoint. The modern kitchen has a stylish travertine floor, a useful utility area immediately adjacent. In addition there is a cosy sitting room and a ground floor cloakroom. The four bedrooms are all well proportioned with the master benefitting from built in wardrobes and a Juliet balcony, a walk in wardrobe off the landing and both bathrooms (master en suite), have been updated to a very high standard to include underfloor electric heating. There is parking for several cars on the private driveway and the double garage incorporates a 'dog' shower. The mature garden is well stocked offering a high degree of privacy plus a studio/office (electric heating), with a lock-up store adjacent.

Entrance Hall

Cloak Room

Kitchen/Dining Room
23'10 x 10'7 (7.26m x 3.23m)

Utility Area
9'11 x 6'7 (3.02m x 2.01m)

Family Room
23'0 x 11'9 (7.01m x 3.58m)

Lounge
17'11 x 11'0 (5.46m x 3.35m)





Master Bedroom
14'2 x 10'4 (4.32m x 3.15m)

Ensuite
10'2 x 5'6 (3.10m x 1.68m)

Bedroom 2
13'8 x 10'2 (4.17m x 3.10m)

Bedroom 3
16'2 x 14'7 (4.93m x 4.45m)

Bedroom 4
12'7 x 7'5 (3.84m x 2.26m)

Walk-in wardrobe
8'7 x 5'2 (2.62m x 1.57m)

Family Bathroom
10'2 x 7'5 (3.10m x 2.26m)

OUTSIDE

Situated in a cul de sac the driveway has comfortable parking for numerous vehicles, leading to the double garage.

Gated side access leads to the rear garden, the rear garden has been completely landscaped with the very stylish sandstone patio to the rear, the studio/workshop can be utilised for home office, summerhouse or general storage area. The rest of the garden is laid to lawn with two separate lawned areas all enclosed.

Double Garage
18'3 x 17'8 (5.56m x 5.38m)

Up and over doors to the front, power and lighting and very useful dog wash.

Services

Mains water, septic tank drainage, Oil

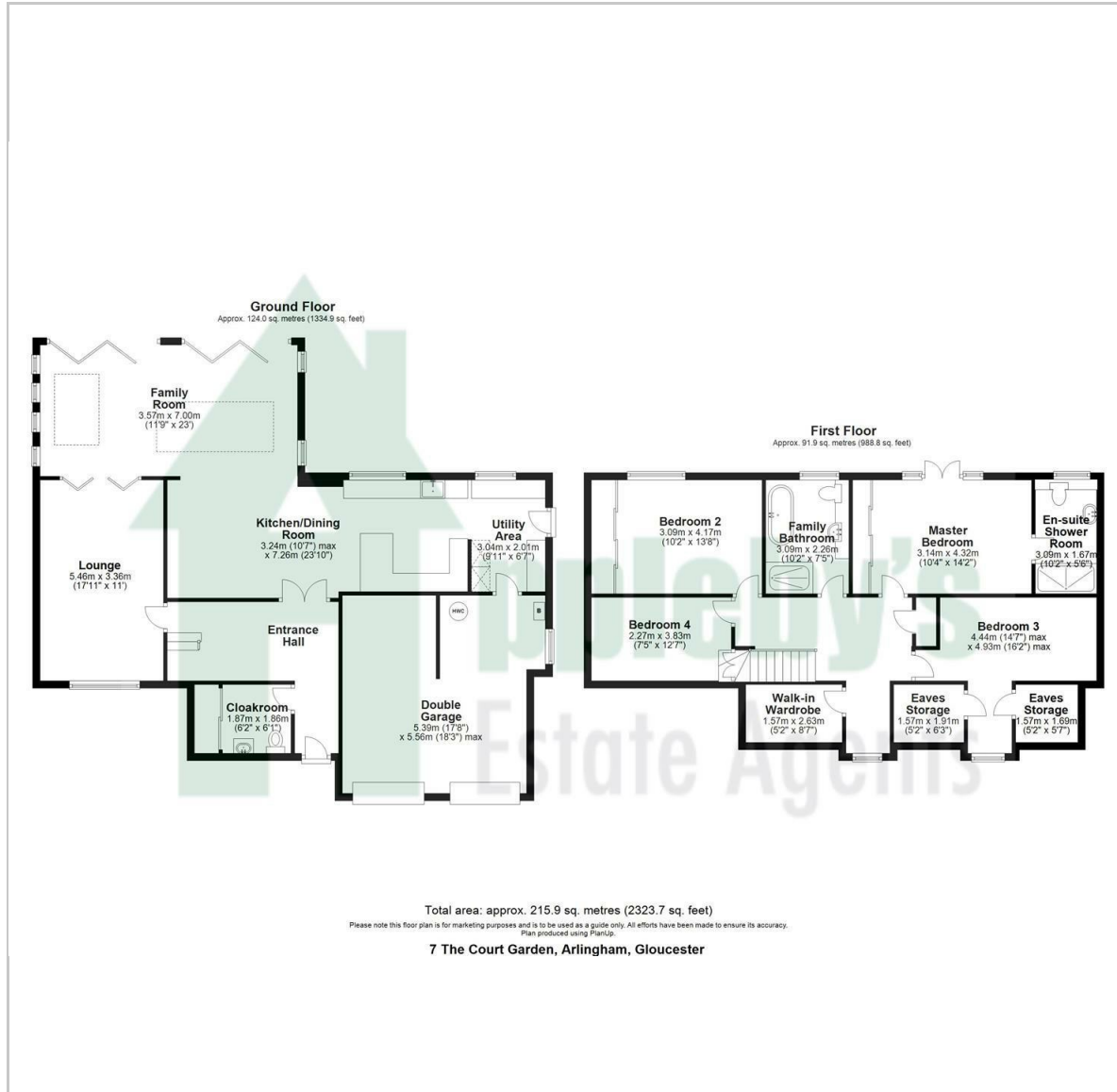
Stroud District Council tax band F

Tenure

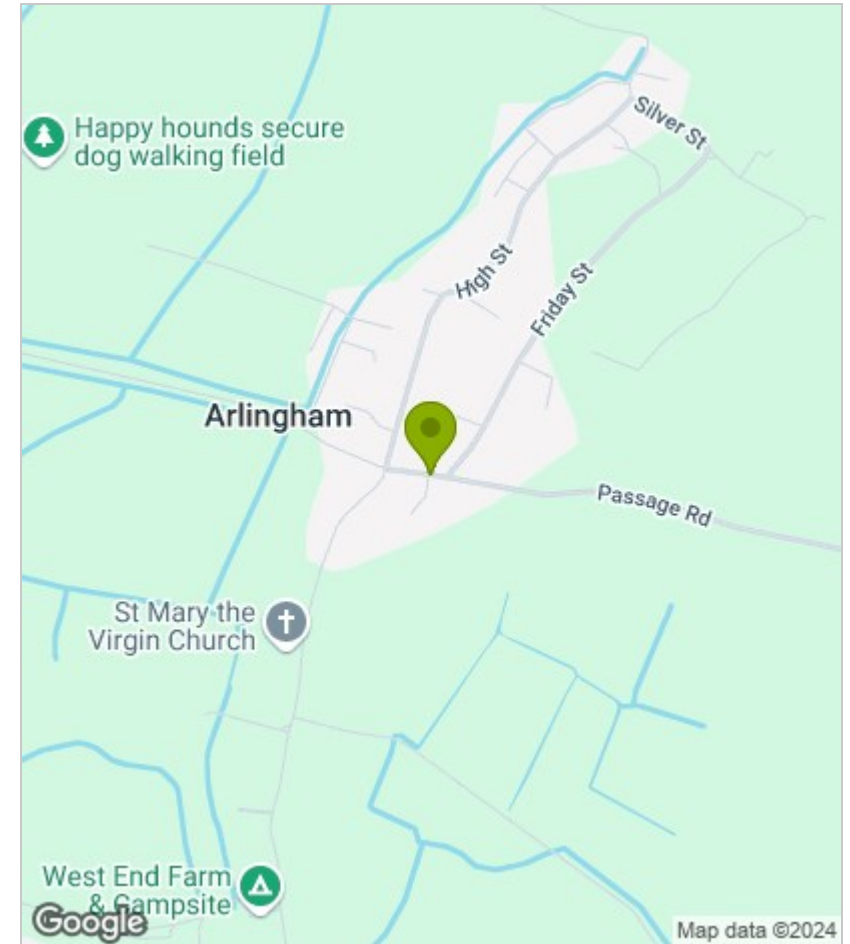
Freehold



Floor Plan



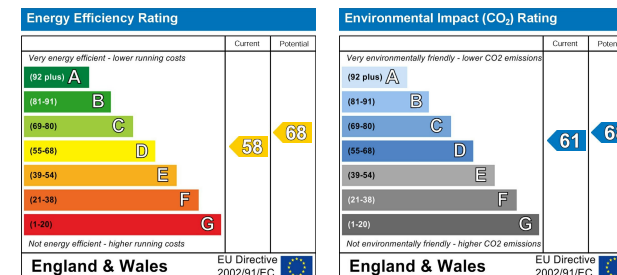
Area Map



Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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