



5 The Vineys
Sandhurst, Gloucester

BK

Bruton
Knowles

5 The Vineys, Sandhurst Lane, Sandhurst, Gloucester, GL2 9NX

A detached family home in a quiet village location backing onto orchards and gardens.

Gloucester 4.3 miles, Cheltenham 9 miles,
Tewkesbury 12 miles

Kitchen | Dining room | Sitting room | Conservatory | Four bedrooms | En – suite | Family bathroom | Garage | Landscaped gardens

The Property

5 The Vineys is one of seven properties built in the mid-1980s in a lovely position within the village of Sandhurst.

The property has been well maintained by the current owner and offers good-sized, light, and well-planned family accommodation. Both the kitchen and bedroom two have been extended providing a kitchen / breakfast room and guest suite above. Additionally there is a uPVC conservatory which adjoins both the kitchen and dining room and overlooks the garden. To the exterior there is ample parking and turning areas to the front,

good sized garage, and lovely south east facing landscaped mature gardens to the rear which back onto orchards.

Entrance Porch : Brick and timber pillars. Half glazed front door to :

Entrance Hall : Oak strip floor. Radiator. Coved ceilings. Staircase to landing with deep under-stairs cupboard with light.

Cloakroom : Low-level WC. Pedestal wash hand basin. Part tiled walls. Oak strip floor. Radiator. Storage cupboard. Coved ceilings.

Sitting Room : 20' x 11'10. 2 double radiators. Fireplace with wood burning stove.

Dinning Room : 10'6 x 9'4. Radiator. Oak strip floor. Dimmer switch. Coved ceilings. Double uPVC double glazed French doors to :

Conservatory : 14'2 x 10'9. Tiled floor with underfloor heating. Two wall light points. Ceiling fan. Ceiling blinds. Double uPVC double glazed French doors to south east facing garden. Glazed door to :

Kitchen/breakfast Room : 21' x 9'3. Fitted units with inset single drainer stainless steel sink unit with mixer taps. Cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Large window to the side and window overlooking garden.

Bedroom 1 : 14'3 x 10'8. Laminate flooring. Radiator. Coved ceilings.

Bedroom 2 : 12'6 x 9'1. Laminate flooring. Radiator. Coved ceilings. Double aspect with views of the garden.





En-suite Shower Room : Shower cubicle with splashbacks and glazed folding screen. Vanity unit with wash hand basin with cupboards and drawers below. Vinyl floor. Vertical heated towel rail / radiator in stainless steel. Inset ceiling spotlights. Extractor fan .

Bedroom 3 : 12' x 10'9. Radiator. Deep over stairs store / wardrobe cupboard.

Bedroom 4 : 9'6 x 8'9. Radiator and coved ceilings.

Bathroom : White suite of panelled bath with mixer taps. Vanity unit with wash hand basin and cupboards below. Low-level WC with concealed cistern and shelf above. Shower cubicle with controls.

Garage : 17'9 x 9'2. Eaves storage. Power and light. Up and over door to the front. Glazed personnel door to the rear.





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Approx Total Area: 132.9 m² ... 1431 ft²

Drawn by: www.gloucesterenergysolutions.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

General

Local Authority: Tewkesbury Borough Council.

Services: Mains electricity, water and drainage. Gas fired central heating system with underfloor heating to the conservatory.

Council Tax: Band E

EPC: E (39)

Tenure: Freehold

Guide Price: £425,000



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