



7 The Vineys Sandhurst Lane, Sandhurst
Gloucester, GL2 9NX - £525,000

Farr & Farr Sales & Lettings

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Sandhurst, Gloucester, GL2 9NX

A WELL MAINTAINED MODERN DETACHED FAMILY HOME SET IN THE VERY HEART OF THE VILLAGE

Number 7 is situated within the heart of the village and it is in a very quiet position. Access to both Gloucester and Cheltenham are only a short drive and the M5 motorway with both Northbound and Southbound access is a short distance away.

The property built in 1984 has been in the same ownership since new, has been very well maintained but is now in need of some internal updating. All four bedrooms are of a good size and to the ground floor there is a large sitting room, good size dining room with adjoining conservatory overlooking the garden, a well fitted kitchen and large utility room. It is heated by calor gas and has double glazing throughout. To the exterior there are large gated front gardens with parking for six cars, a 17' x 17' double garage with electric door and interesting South backing landscaped gardens offering a great deal of privacy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F





ENTRANCE PORCH

Half glazed with sliding aluminium door. Light. Cupboard. Door to garage. Door to rear garden and UPVC double glaze front door to:-

ENTRANCE HALL

Staircase to landing. Understairs cupboard, radiator. Double glazed sliding double doors to:-

DINING ROOM

11' 0" x 10' 3" (3.35m x 3.12m)

Double radiator. Coved ceiling. Ceiling fan. Glazed double French doors to:-

CONSERVATORY

12' 6" x 10' 6" (3.81m x 3.20m)

Tiled floor. Double radiator. Two wall light points. Ceiling fan. Full ceiling and wall blinds. Under floor heating. UPVC French door to garden.

CLOAKROOM

Low level WC. Pedestal wash hand basin. Half tiled walls. Vinyl floor. Radiator.

SITTING ROOM

20' 0" x 11' 9" (6.10m x 3.58m)

Double radiator. Stone fireplace which can be used as an open fire in winter. Four wall light points. TV point. Two windows to the front.

KITCHEN

11' 6" x 9' 0" (3.50m x 2.74m)

Inset one and a half bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units. Half tiled walls. Vinyl floor. Plumbing for dishwasher. Built-in electric hob with extractor hood, built-in glass and stainless steel fronted double oven. Glass fronted crockery cupboard. Inset ceiling spotlights. Double radiator. Door to:-





UTILITY ROOM

17' 5" x 6' 1" (5.31m x 1.85m)

Comprehensively fitted with wall and base units with worktops. Space for fridge/freezer. Plumbing for washing machine and space for dryer. Inset ceiling spotlights. Double glazed door to garden.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Airing cupboard with factory lagged cylinder and immersion heater.

BEDROOM 1

12' 0" x 10' 7" (3.66m x 3.23m)

Radiator. Ceiling fan. Coved ceiling. Complete range of four double wardrobe cupboards with mirrored sliding door.

BEDROOM 2

11' 9" x 10' 7" (3.58m x 3.23m)

Radiator. Built-in two double wardrobe cupboards, dressing table and drawers. Deep overstairs wardrobe cupboard.

BEDROOM 3

8' 6" x 8' 10" (2.59m x 2.69m)

Radiator. Inset ceiling spotlights.

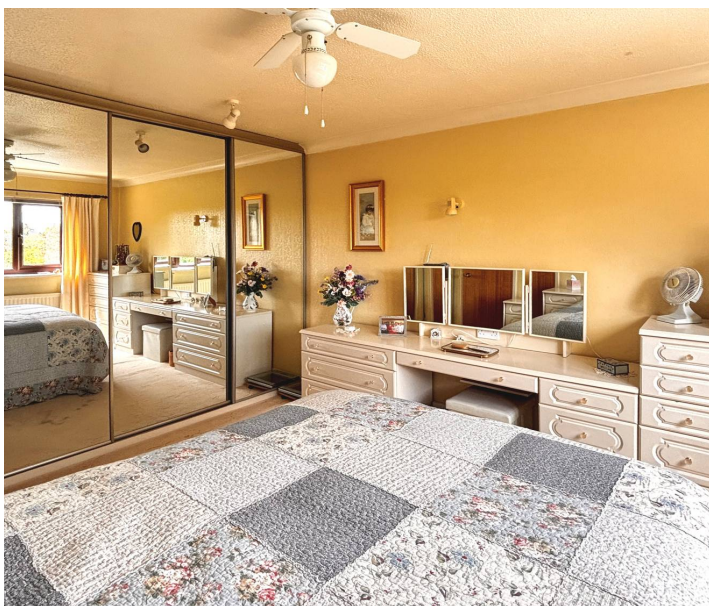
BEDROOM 4

8' 8" x 8' 8" (2.64m x 2.64m)

Radiator.

BATHROOM

White suite of panelled bath with contemporary mixer taps and marbre splashback. Low-level WC with concealed cistern. Wash hand basin with vanity unit with cupboards below. Good size shower cubicle with folding door and stainless steel controls. Inset ceiling spotlights. Vertical heated towel rail/radiator.



FRONT GARDEN

Front gardens approached via a five bar and personnel gate to wide area of drive with turning space for 5/6 cars. Mature shrub borders including bushes and roses. Outside light.

REAR GARDEN

South backing and very private maturely landscaped with three areas of paved terracing surrounded by shrub beds and bushes including roses. Outside light. Concealed garden store. Summer house. Pond. Raised vegetable area and gate to secondary area of garden. Predominantly laid to lawn with post and rail fencing. Fruit bushes and trees.

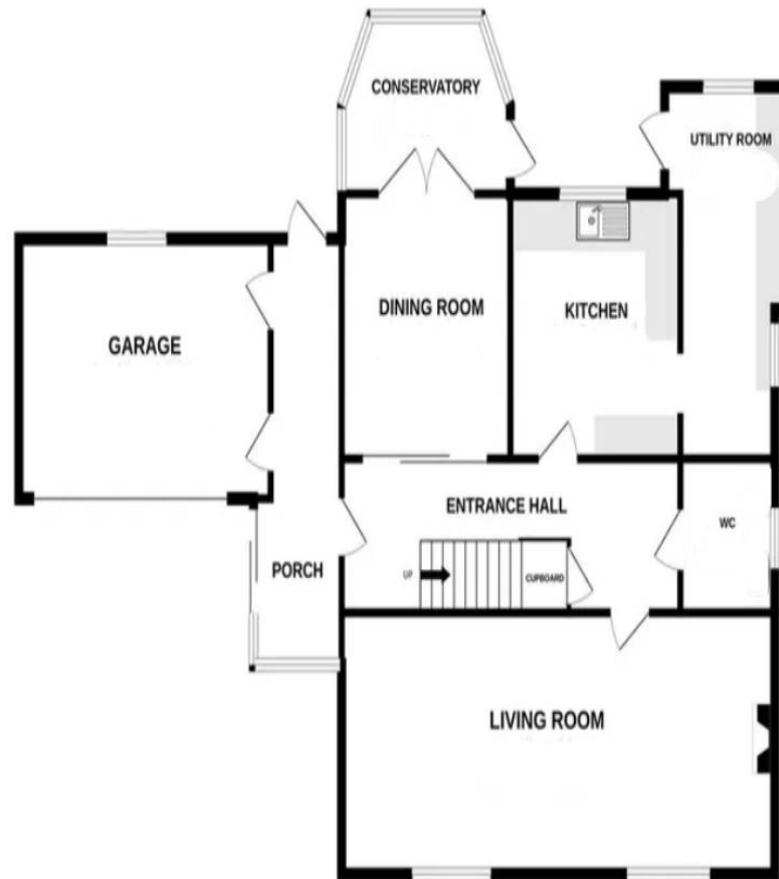
GARAGE

5 Parking Spaces

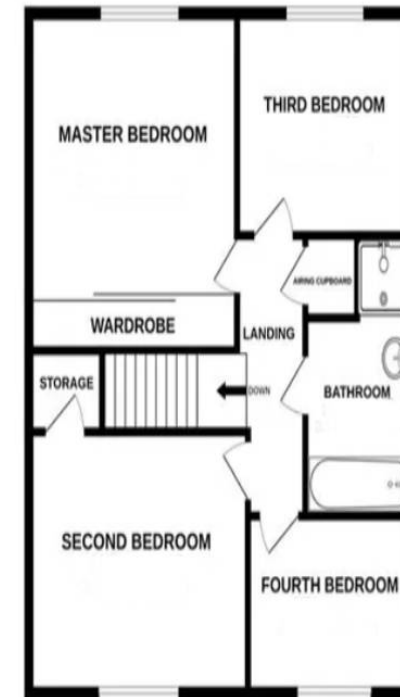
Double garage 17' x 17'. Electric up and over door. Power and light. Eaves storage. Shelving. Window to the rear and glazed door to rear garden.



GROUND FLOOR



1ST FLOOR



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