Winsford Kingston Road
Slimbridge, Gloucester GL2 7BW

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£875,000

AN IMPRESSIVE SIX BEDROOM DETACHED FAMILY HOME situated OVER THREE FLOORS approaching 4,000sqft. Its situated in this RURAL VILLAGE LOCATION enjoying PRIVATE GARDENS in excess of A THIRD OF AN ACRE and COUNTRYSIDE VIEWS from all aspects.

The accommodation comprises entrance hallway with oak stairs leading to the first floor, kitchen/dining/family room, play room/reception two, study, living room, shower room and utility.

To the first floor four double bedrooms, master having an en-suite and dressing room and a family bathroom.

To the second floor two double bedrooms with one having an en-suite shower room.

Additional benefits include being individually built designed and completed in 2017 having formerly being a detached bungalow, it offers spacious and versatile accommodation, four receptions, six bedrooms and four bathrooms, oak internal doors and flooring, chrome sockets, upvc double glazed throughout, oil fired central heating, off road parking for numerous vehicles which in turn leads to a detached single garage having a workshop and store shed. Additionally there is a brick built building with a tiled roof.

Slimbridge is most known for the WWT Slimbridge Wetland Centre, a major wildlife attraction featuring a large nature reserve with diverse birdlife and wetland habitats, interactive exhibits like the Scott House Museum and visitor amenities including cafes and play areas. Beyond the centre the area offers historic sites such as St John the Evangelist Church, canal side walks and opportunities for outdoor activities like stand up paddleboarding. Local amenities offer pubs and cafes in and around the village such as the Tudor Arms and The Three Horseshoes and a primary school.

Composite door with glazed inserts leads into:

ENTRANCE HALL
15'3 14'6 (4.65m 4.42m)
Impressive oak staircase leading to the first floor, various doors leading off, oak flooring, two radiators, cloaks cupboard.

KITCHEN/DINING/FAMILY ROOM
23'10 x 21'7 (7.26m x 6.58m)
Modern white High Gloss kitchen comprising of a range of base, drawer and wall mounted units, granite worktop, stainless steel sink and drainer unit with a mixer tap, integral dishwasher, integral fridge/freezer, integral double oven with a plate warmer and can be used as a microwave, underfloor heating, power points, space for dining room table and furniture, upvc double glazed bifolding doors onto the private rear garden and upvc double glazed window overlooking the gardens to the front.

PLAY ROOM/RECEPTION ROOM
11'8 x 11'7 (3.56m x 3.53m)
Power points, double doors giving access to a storage cupboard, radiator, oak flooring, upvc double glazed French doors onto the rear aspect.

STUDY
8'10 x 7'8 (2.69m x 2.34m)
Radiator, power points, oak flooring, upvc double glazed French doors with insert blinds onto the rear aspect.

DOWNSTAIRS SHOWER ROOM
Modern white suite comprising close coupled w.c., wash hand basin with vanity drawers below, walk in double shower, part tiled walls, chrome heated towel rail, wall mounted mirror, upvc double glazed opaque door to rear aspect.

UTILITY ROOM
11'3 9'7 (3.43m 2.92m)
A range of base and wall mounted units, roll edge worksurface, single sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine, space for tumble dryer, radiator, power points, upvc double glazed window to rear aspect, part glazed door to side aspect.

LIVING ROOM
23' x 11'11 (7.01m x 3.63m)
Two radiators, power points, oak flooring, two upvc double glazed windows onto the private front gardens.

From the entrance hallway a split staircase gives access to the first floor.

FIRST FLOOR LANDING
22'6 x 14'2 max (6.86m x 4.32m max)
Large upvc double glazed windows overlooking the private front aspect over surrounding countryside, two radiators, stairs leading off.

BEDROOM 1
21'6 x 18'5 (6.55m x 5.61m)
Power points, two radiators, upvc double glazed French doors with matching side panels open onto a Juliet balcony overlooking the rear garden.

WALK IN WARDROBE
Fitted drawers, shelving, hanging rails and upvc double glazed window to front aspect.

EN-SUITE SHOWER ROOM
White suite comprising close coupled w.c., modern wash hand basin with vanity unit below, a walk in double fully tiled shower cubicle, wall mounted chrome heated radiator, wall mounted mirror, upvc double glazed opaque window to front aspect.

BEDROOM 5
15'2 x 14'7 (4.62m x 4.45m)
Power points, radiator, upvc double glazed window to rear aspect.

BATHROOM
White suite comprising low level w.c., freestanding modern bath with a mixer tap and shower over, his and hers wash hand basins with vanity units below, two wall mounted heated towel rails, wall mounted mirror, upvc double glazed opaque window to rear aspect.

BEDROOM 6
11'7 x 11'3 (3.53m x 3.43m)
Power points, radiator, upvc double glazed windows to rear and side aspects.

BEDROOM 4
15'10 x 12'2 (4.83m x 3.71m)
Power points, radiator, upvc double glazed windows to front aspect overlooking the surrounding countryside.

From the first floor landing stairs give access to the second floor.

SECOND FLOOR LANDING
Large landing having lots of undereaves storage, radiator, power points, two roof lights.

BEDROOM 2
18'2 x 12'3 (5.54m x 3.73m)
Radiator, power points, vaulted ceiling, two roof lights, oak door gives access into:

EN-SUITE SHOWER ROOM
White modern suite comprising close coupled w.c., wall mounted modern wash hand basin, fully tiled shower cubicle, wall mounted mirror, chrome heated towel rail, roof light.

BEDROOM 3
16' x 11'5 (4.88m x 3.48m)
Power points, radiator, vaulted ceiling, two roof lights.

OUTSIDE
To the front of the property there are double electric wooden gates giving access onto a large paved driveway providing ample off road parking for numerous vehicles. There are mature hedges, bushes, trees and shrubs. The driveway in turn leads to a:

DETACHED GARAGE
17'4 x 10'4 (5.28m x 3.15m)
Electric up and over door to front elevation, power and lighting. To the rear a door gives access into an ideal space for storage. To the rear of here there is a further out building ideal for a workshop.

The gardens wrap around the property and to the rear there is a large patio area, outside electric point and is primarily laid to lawn and are enclosed by a combination timber panel fencing and mature hedging. To the rear of the garden there is brick built outbuilding. The gardens measure in excess of a third of an acre and are private and secluded in this lovely village location.

SERVICES
Mains water, electricity, septic tank and oil.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: E
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

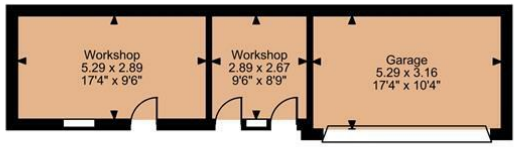
DIRECTIONS

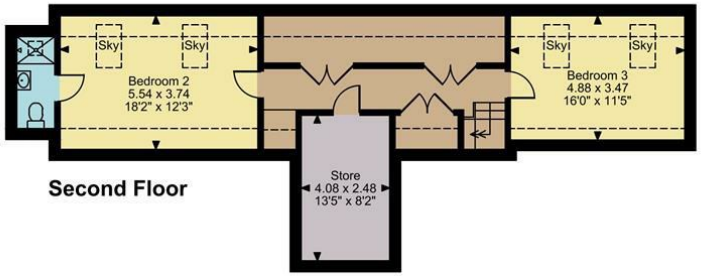
Heading along the A38 passing the turning for Frampton/Saul/Fromelode and Arlingham proceed along heading straight over at the traffic lights entering the village of Cambridge turning right into Ryalls Lane. Follow this lane for half a mile turning left onto Long Gafton Lane and proceed along here turning right onto Kingston Road and right again where the property can be found on the left hand side with a For Sale board.

PROPERTY SURVEYS

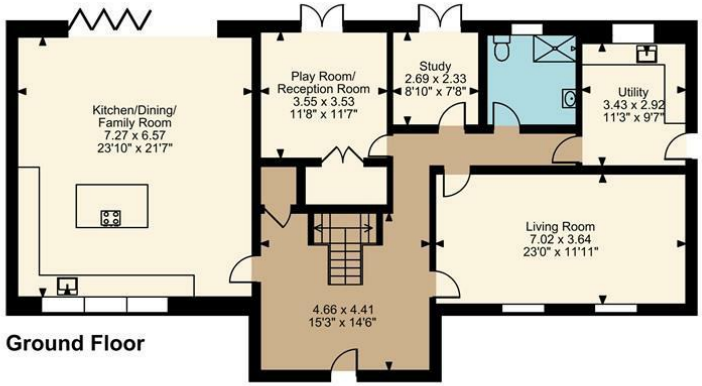
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

Winsford, Kingston Road, Slimbridge, Gloucester
Approximate Gross Internal Area
Main House = 3784 Sq Ft/352 Sq M
Garage = 180 Sq Ft/17 Sq M
Workshop = 252 Sq Ft/23 Sq M
Total = 4216 Sq Ft/392 Sq M

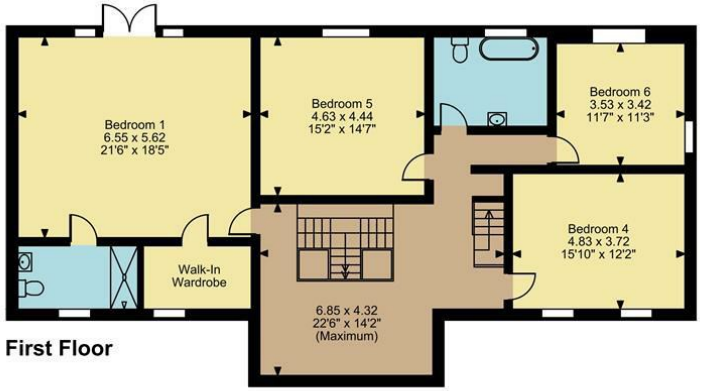




Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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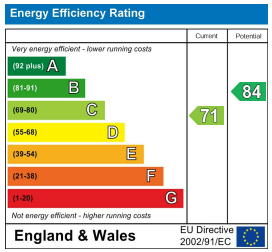

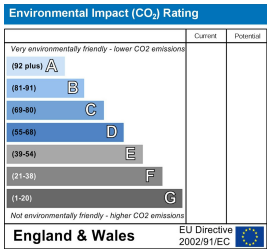

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.