Elmore Back, Elmore, Gloucester, GL2 3ST

Asking Price £835,000

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Hunters Estate Agents are delighted to offer this spacious four bedroom detached family house located in a serene rural area. Offering an idyllic backdrop of green spaces, the property benefits from a circa 5 acre field accessed via the rear garden or along the road, which is perfect for anyone looking to keep livestock in an adjoining paddock.

The house is well-proportioned and spacious, boasting an impressive four bedrooms with two en-suites plus additional carpeted loft space. This makes it an ideal residence for a growing family, or indeed anyone who appreciates generous living spaces. The property's layout enhances its appeal with a living room with log burner, bar area and large garden/games/dining room, offering ample space for relaxation, entertainment, or even work from home setups.

The house also benefits from a fully-equipped kitchen/breakfast room meeting all the necessities of modern living. The kitchen complements the property's overall aesthetics while offering a practical space for cooking and dining.

The property also includes convenient off-street parking for six plus vehicles, and a single garage, providing secure storage for vehicles or additional household items. Additionally, there are privately owned solar panels on the roof.

The standout features of this residence is the beautifully maintained garden. This outdoor space is perfect for the kids to play, for adults to relax, or for hosting social gatherings during the warmer months. There are various seating areas, a large pond and plenty of lawned spaces for kids toys. From the garden, you have two gates that lead to the circa 5 acre field directly behind the house with existing block built shed and wooden chicken house.

OWNERS COMMENTS
Archie's has been a wonderful family home for the last 35 years. It is in the friendly and peaceful hamlet of Elmore Back which is very rural, yet only 15 mins from the M5, with fabulous countryside and access to great walks along the Severn Way. We are very fortunate to benefit from the reinforcement to the banks of the Severn meaning the river has never affected my home.

PORCH
UPVC double glazed entrance door & window.

ENTRANCE HALL
Stairs to first floor with under stairs cupboard, electric heater and phone point.

CLOAKROOM
Low level WC, sink, tiled floor, splashback tiling, electric heater and a UPVC double glazed & frosted window to front.

LIVING ROOM
21'1" x 12'0"
UPVC double glazed bay window to front & windows to rear, TV point, phone point and log burner.

BAR AREA
10'6" x 9'4"
Can be used as a dining area. Electric heater and double doors into garden/games/dining room.

KITCHEN/BREAKFAST ROOM
15'7" x 16'9"
Good range of wall, floor & drawer kitchen units, drainer stainless steel sink with mixer tap, built-in dishwasher, space for fridge/freezer & range cooker, extractor fan, tiled flooring, splashback tiling, under cupboard lighting, space for table & chairs and UPVC double glazed window & french doors to rear with views.

UTILITY ROOM
5'6" x 8'5"
Wall & floor kitchen units, drainer stainless steel sink with mixer tap, space for washing machine, tumble-dryer & fridge/freezer, door into garage and UPVC double glazed window to rear with views.

GARDEN/GAMES/DINING ROOM
19'1" x 12'9"
Flexible room which is currently used as games room / dining room, underfloor electric heating, UPVC double glazed french doors & windows throughout with views.

FIRST FLOOR LANDING
UPVC double glazed windows to front, storage cupboard and cupboard containing hot water tank.

BEDROOM ONE
17'5" x 15'3"
UPVC double glazed windows to rear with views, electric heater and heated towel rail.

EN-SUITE
Low level WC, twin vanity sink with mixer tap, walk-in shower with rainwater shower, large double ended bath with mixer tap, extractor fan, splashback tiling, underfloor electric heating, tiled flooring and a UPVC double glazed windows to front.

BEDROOM TWO
9'9" x 12'4" max
PVC double glazed windows to rear with views, electric heater, phone point and fitted wardrobes.

EN-SUITE
Low level WC, vanity sink with mixer tap, shower cubicle, shower off mains, splashback tiling, tiled flooring and UPVC double glazed window to rear with views.

BEDROOM THREE
8'7" x 12'0"
UPVC double glazed windows to front, electric heater and built-in wardrobe.

BEDROOM FOUR
13'11" x 7'7"
UPVC double glazed windows to rear with views and a electric heater.

BATHROOM
Low level WC, vanity sink with mixer tap, panelled bath with mixer tap, shower off mains, splashback tiling, tiled flooring, heated towel rail and a UPVC double glazed windows to rear.

TOP FLOOR

CARPETED LOFT SPACE
20'11" max x 16'6" max
UPVC double glazed windows to front & rear, two power points. This currently being used as an office.

EXTERIOR
The fabulous rear/side garden is set within fence/hedged borders with two sets of gates which lead to the additional circa 5 acres of land. The garden is mainly laid to lawn. Further benefits include stone chippings seating area, decking seating area looking over a large pond with water feature, additional seating area underneath a pergola with grape vines/wisteria, outside lighting, outside tap, various bedding areas, well and a walnut tree.

LAND
There is circa 5 acres of land included in the sale. Currently being used for livestock but has the potential to turn into a paddock. The land can be accessed via its own gated access along the road or via two gates within the properties garden. Please note there is is public footpath which runs within the land. Currently there is an existing block built shed and wooden chicken house.

OFF-STREET PARKING
Driveway parking at the front for 6+ vehicles.

GARAGE
17'8" x 16'6" max
Up & over door, power & lighting and access into utility room.

ADDITIONAL LAND
There is an additional plot of land/orchard circa 0.8 acres on the other side of the road which is available by separate negotiation. Please see title plan within the photos for exact location.

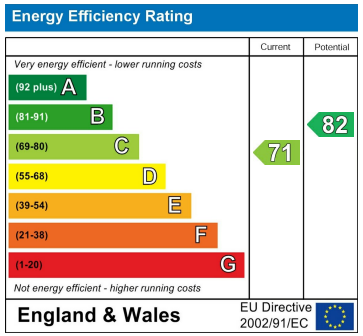
SOLAR PANELS
The property benefits from privately owned solar panels.

COUNCIL TAX BAND
The council tax band is F.

TENURE
Freehold

AGENT NOTES
Please note that the property can be purchased without the approx. 5 acres of land at the back for a lesser price.

SOCIAL MEDIA
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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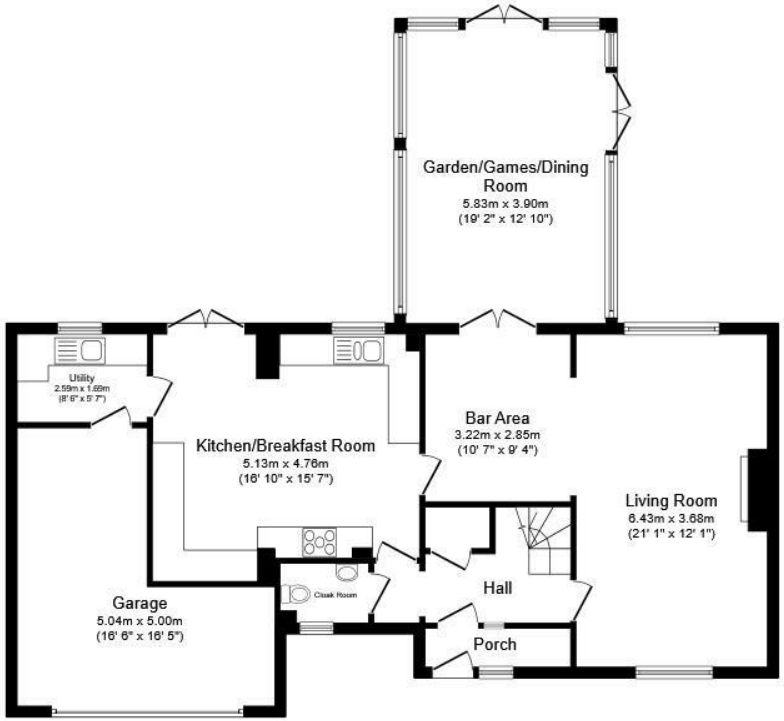
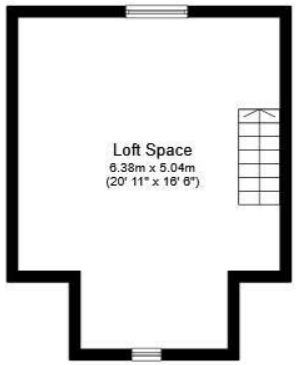


Ground Floor

Floor area 116.0 sq.m. (1,249 sq.ft.)

First Floor

Floor area 90.5 sq.m. (974 sq.ft.)



Second Floor

Floor area 28.9 sq.m. (311 sq.ft.)

Total floor area: 235.4 sq.m. (2,534 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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