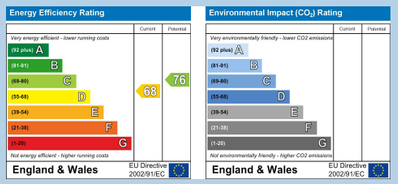
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP







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ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

Robinia, Churchend, Slimbridge, GL2 7BL

Asking Price

£675,000



A SPACIOUS AND VERSATILE CHALET STYLE HOME APPROXIMATELY 3000 SQ. FEET OF ACCOMMODATION WITH A TWO BEDROOM SELF-CONTAINED ANNEXE, OFFERING UP TO SIX BEDROOMS IN THE MAIN HOUSE. SITUATED IN THE POPULAR VILLAGE OF SLIMBRIDGE, THIS CHARACTERFUL PROPERTY BOASTS A GENEROUS KITCHEN/DINER, TWO RECEPTION ROOMS, OAK FEATURES THROUGHOUT, AMPLE PARKING AND A PLEASANT REAR GARDEN BACKING ONTO OPEN FIELDS. AN IDEAL OPPORTUNITY FOR FLEXIBLE FAMILY OR MULTI-GENERATIONAL LIVING. MAIN HOUSE EPC: D ANNEXE EPC: D

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The Property Ombudsman
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Robinia, Churchend, Slimbridge, GL2 7BL

SITUATION
Robinia is situated in the centre of the Severn Vale village of Slimbridge which has its own primary school, church and village hall. Famous as the headquarters of the Wildfowl and Wetlands Trust which was founded by the late Sir Peter Scott, Slimbridge also offers numerous country walks including the towpath of the Gloucester to Sharpness Canal. There is a wide range of facilities in the adjoining village of Cam and nearby town of Dursley with supermarkets, independent retailers and doctors and dentist surgeries. Dursley also has a swimming pool, library and Rednock Comprehensive School. The property is within a five minute drive of the Cam and Dursley Park and Ride railway station in Box Road which has regular services to Gloucester and Bristol with connections to the national railway network. It is also well placed for junctions 13 and 14 of the M4 motorway.

DIRECTIONS
If travelling from either north or south on the A38 proceed to the Slimbridge roundabout taking the exit for the village. Continue through the village passing the primary school on the left hand side and the Church on the right hand side and Robinia can be found after a further 400m on the left hand side.

DESCRIPTION
Having been in the same ownership for approximately 13 years, Robinia is a much loved and versatile chalet style home offering spacious and flexible accommodation, with the potential for up to six bedrooms in the main house, including two en suites and a family bathroom. The property combines modern living with plenty of character, featuring attractive oak flooring, doors and exposed beams, a generous kitchen/diner and two reception rooms. A particular feature is the separate two bedroom self contained annexe, complete with kitchenette, shower room and its own entrance, offering excellent potential for multi-generational living or guest accommodation. Occupying a pleasant semi-rural position in the heart of Slimbridge, the property backs onto open fields and enjoys a private rear garden, together with ample off-road parking to the front for several vehicles.

THE ACCOMMODATION
(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ON THE GROUND FLOOR

ENTRANCE HALL
Having a hardwood front door with double glazed side lights and a double glazed window to front aspect with oak flooring, understairs storage cupboard, two radiators, stairs to first floor with an attractive oak balustrade.

KITCHEN/DINER 8.12m x 3.66m (26'7" x 12'0")
Having a range of wall and base units with laminate work surfaces and upstand, ceramic sink with mixer tap, integrated dishwasher and microwave, range with gas hob and oven and integrated extractor, part wall tiled, two radiators, double glazed window, double gazed French doors to rear, brick fireplace with stone effect hearth and wood burner.

LIVING ROOM 5.60m x 3.51m (18'4" x 11'6")
Radiator, double glazed window and double glazed French doors. inset ceiling spotlights and cupboard housing Worcester combi boiler.

SITTING ROOM 4.87m x 3.51m (15'11" x 11'6")
Radiator, double glazed patio door and a decorative fireplace

BEDROOM ONE 3.69m x 3.07m (12'1" x 10'0")
Double glazed window to front, radiator and door to:

EN SUITE BATHROOM
Vanity wash hand basin, low level WC, corner cubicle shower, part tiled wall, built in cupboard, radiator and double glazed window to side.

DRESSING ROOM/BEDROOM 3.08m x 2.68m (10'1" x 8'9")
Radiator and double glazed window.

CLOAKROOM
Low level WC, wall mounted wash hand basin, part tiled wall, radiator and double glazed window to rear, .

BEDROOM TWO 3.51m x 2.88m (11'6" x 9'5")
Double glazed window and radiator.

SIDE PORCH/UTILITY 2.99m x 1.16m (9'9" x 3'9")
Space and plumbing for washing machine and tumble dryer. single glazed window.

ON THE FIRST FLOOR

LANDING
Galleried style area with oak balustrade and beam, radiator and a double glazed velux.

BEDROOM THREE 3.97m x 3.36m narrowing to 2.88m (into eaves) (13'0" x 11'0" narrowing to 9'5" (into eaves))
Two double glazed dormer windows, radiator, built in wardrobe and cupboard, with two additional storage spaces in eaves.

BEDROOM FOUR 3.90m x 2.66m (into eaves) (12'9" x 8'8" (into eaves))
Double glazed window, radiator, with two storage spaces in eaves.

BEDROOM FIVE 2.92m x 2.11m (into eaves) (9'6" x 6'11" (into eaves))
Double glazed dormer window, radiator, storage space in eaves.

MASTER BEDROOM 8.17m x 3.63m narrowing to 2.98m (26'9" x 11'10" narrowing to 9'9")
Two double built-in wardrobes, a double glazed dormer window to rear, another double glazed window and a double glazed velux to side, Cotswold stone fireplace with wood mantel and two radiators.

EN SUITE
Double glazed dormer window to front, low level WC, vanity wash hand basin, cubicle shower, part tiled wall, eaves storage space and a heater.

DRESSING AREA 2.57m x 1.99m (into eaves) (8'5" x 6'6" (into eaves))
Dormer window to rear, radiator and under eaves storage space.

FAMILY BATHROOM
Corner jacuzzi bath with shower, low level WC, pedestal wash hand basin, tiled floor and part tiled walls, two double glazed dormer windows, radiator, heater and two storage spaces in eaves.

THE ANNEXE

ENTRANCE HALL

KITCHENETTE 5.70m x 2.36m (18'8" x 7'8")
Wall and base units with laminate work surface over incorporating a drainer and enamel sink unit with mixer tap, electric hob and oven, radiator, under stair cupboard and double glazed doors to front and rear.

LOUNGE 3.27m x 2.99m (10'8" x 9'9")
Double glazed window and radiator.

BEDROOM TWO/DINING ROOM 2.99m x 2.08m (9'9" x 6'9")
Double glazed window to front and radiator

SHOWER ROOM
Cubicle shower with tiles, low level WC, wash hand basin, ceramic tiled floor and radiator.

ON THE FIRST FLOOR

BEDROOM ONE 5.47m x 3.01m (17'11" x 9'10")
Double glazed window to side and double glazed dormer, radiator and two storage spaces in eaves. inset ceiling spotlights.

EXTERNALLY
To the front of the property the garden is bounded by low boundary walling with gravelled parking area for a number of cars, log store, tap and bin store to side. To the rear of the property the garden is laid to lawn with paved patio areas at both ends with views over fields to rear. Borders to the rear and side, shed and tap.

AGENT NOTES
Tenure: Freehold
Services: All mains services are believed to be connected
Council Tax Band: F
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING
By appointment with the owner's sole agents as over.

FINANCIAL SERVICES
We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.



Main area: Approx. 281.1 sq. metres (3026.1 sq. feet)
Robinia, Churchend, Slimbridge, Gloucester, GL2 7BL





