



Donvia Sandhurst Lane, Sandhurst, Gloucester
GL2 9NP £550,000

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Donvia Sandhurst Lane

Sandhurst, Gloucester, GL2 9NP

A MODERN DETACHED FAMILY HOUSE OF EXCELLENT PROPORTIONS TOGETHER WITH PARKLAND LIKE GARDENS OF 1/5 ACRE IN THE HEART OF THIS LOVELY VILLAGE

Situated in the heart of the charming rural village of Sandhurst, this attractive detached family home enjoys a prime position directly opposite St Lawrence Church, offering a picturesque and quintessential village setting. The property is conveniently located within easy reach of the village hall and Kingsholm Cricket Club, while also benefiting from excellent transport links with a bus stop located just outside, providing straightforward access to both Cheltenham and Gloucester.

The well-proportioned accommodation is arranged over two floors and comprises four bedrooms, including a master bedroom with ensuite, in addition to a family bathroom. The ground floor offers versatile living space with two reception rooms, kitchen, separate utility room, and a bright conservatory overlooking the rear garden.

Externally, the property provides ample off-road parking to the front, along with a double garage. To the rear, the home truly excels, boasting exceptional, beautifully maintained parkland-style gardens that back onto open fields, enjoying far-reaching views towards the rolling hills beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE HALL

High-quality flooring. Radiator. Staircase to landing.

CLOAKROOM

Low level WC. Wash hand basin. Tiled floor. Radiator.

SITTING ROOM

Dimensions: 15' 2" x 11' 9" (4.62m x 3.58m). Stone fireplace with electric fire. Two double radiators. Sliding patio doors to conservatory and arch to:-

DINING ROOM

Dimensions: 9' 0" x 11' 9" (2.74m x 3.58m). High-quality flooring. Radiator.

CONSERVATORY

Dimensions: 11' 0" x 11' 0" (3.35m x 3.35m). Tiled floor. Two wall light points. Double UPVC double glazed French doors to terrace and garden.

KITCHEN

Dimensions: 12' 9" x 10' 8" (3.88m x 3.25m). Inset double bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Built-in Hotpoint oven with four ring electric hob and extractor hood. Plumbing for dishwasher. Space for fridge/freezer. Breakfast bar. Spotlights. Window to the front. Double radiator.

UTILITY

Dimensions: 7' 6" x 5' 9" (2.28m x 1.75m). Stainless steel sink with cupboards below. Broom cupboard. Plumbing for washing machine. Vinyl floor. Tiled walls. UPVC double glazed door to the side.





FIRST FLOOR

LANDING

Access to part boarded loft with ladder. Linen cupboard.

BEDROOM 1

Dimensions: 12' 0" x 11' 4" (3.65m x 3.45m). Radiator. TV point.

ENSUITE SHOWER ROOM

Large fully tiled shower cubicle with stainless steel shower and glazed sliding doors. Vanity unit with wash and basin and cupboards below. Low level WC. Vinyl floor. Radiator/towel rail. Fully tiled walls. Shaver light.

BEDROOM 2

Dimensions: 11' 3" x 9' 9" (3.43m x 2.97m). Radiator. Wardrobe cupboard.

BEDROOM 3

Dimensions: 11' 9" x 7' 3" (3.58m x 2.21m). High-quality flooring. Views of the garden. Double wardrobe cupboard. Radiator.

BEDROOM 4

Dimensions: 11' 7" x 7' 0" (3.53m x 2.13m). High-quality flooring. Double wardrobe cupboards. Radiator. TV point.

BATHROOM

White suite of panelled bath with electric shower and glazed folding screen. Wash hand basin. Low level WC. Vinyl floor. Full wall radiator/heated towel rail.

GARAGE

Dimensions: 17' 0" x 17' 0" (5.18m x 5.18m). Two doors. Eaves storage. Power and light. Oil fired central heating boiler.



GARDEN

Front gardens of a good size with ample parking. Lawns with shrub beds and bushes. Rear gardens are south west backing and 150' in length. Beautifully and maturely landscaped in a Parkland style with continuous lawns with many mixed mature trees, shrubs and flower beds. Good area of terrace. Two garden sheds. Concealed storage area with oil tank and gated side access. To the rear of the garden there are lovely view's across open farmland to the Hills beyond.

DOUBLE GARAGE

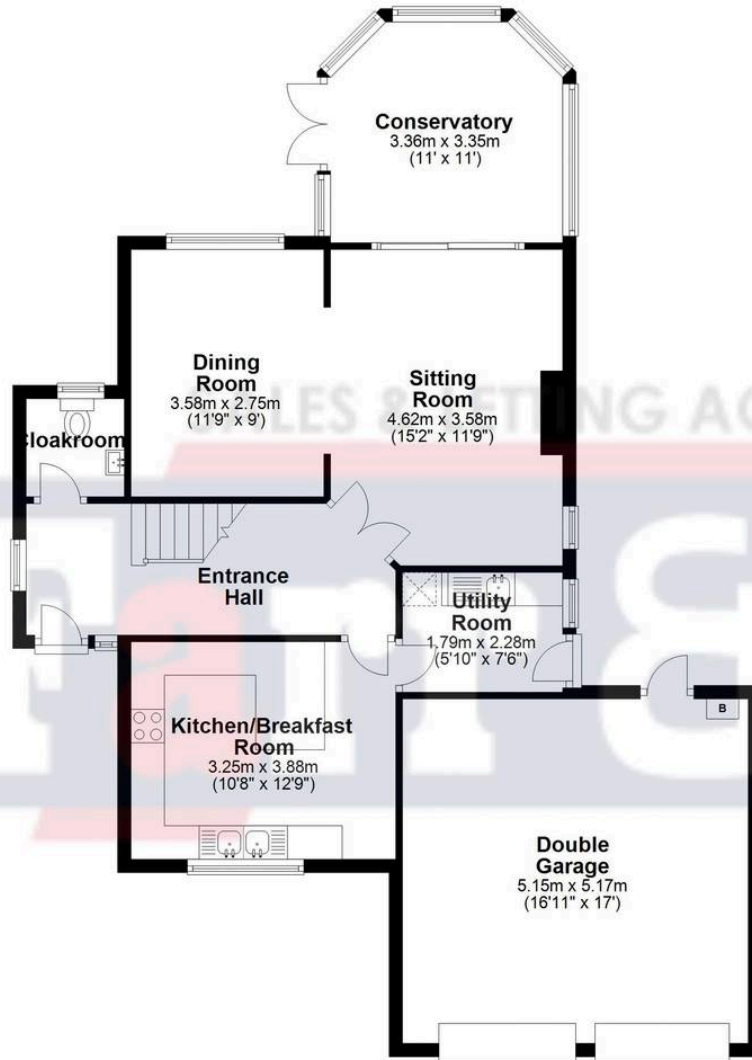
2 Parking Spaces

Further parking to drive for multiple cars.



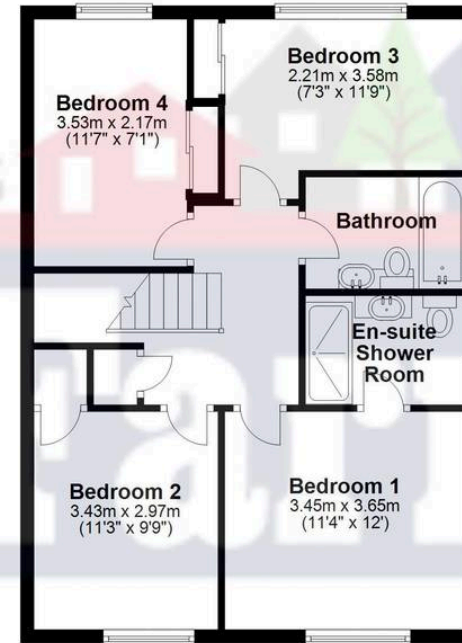
Ground Floor

Approx. 68.7 sq. metres (739.4 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

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