

Edge House, 2 Winnycroft Lane
Matson, Gloucester GL4 6BU

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£450,000

A BEAUTIFULLY PRESENTED and EXCEPTIONALLY SPACIOUS FOUR BEDROOM DETACHED RESIDENCE offering VERSATILE ACCOMMODATION ideally suited for modern family living and multi generational households. The accommodation includes a GENEROUS PROPORTIONED SELF CONTAINED ONE BEDROOM ANNEXE providing EXCELLENT FLEXIBILITY for the extended family, guest or independent living. Externally the property boasts SECURE GATED OFF ROAD PARKING for up to six vehicles and is all offered with NO ONWARD CHAIN.

The accommodation briefly comprises ENTRANCE HALL, SITTING ROOM, BEDROOM 3 currently utilised as a BAR, KITCHEN/DINING ROOM, TWO DOUBLE BEDROOMS With BEDROOM 1 having an EN-SUITE SHOWER ROOM and DRESSING ROOM and a FAMILY BATHROOM. An internal door gives access to an attached ANNEX comprising ENTRANCE HALL. CLOAKROOM, KITCHEN/DINER whilst to the first floor MASTER BEDROOM, LIVING ROOM and FAMILY BATHROOM.

Additional benefits include GAS FIRED CENTRAL HEATING and UPVC DOUBLE GLAZING THROUGHOUT. The whole plot measures a FIFTH OF AN ACRE.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.
Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.
Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Upvc double glazed door leads into:

ENTRANCE HALL
Door leading off, radiator, laminate wood flooring, opening into:

SITTING ROOM
22'5" x 13'6" (6.85m x 4.12m)
Stone effect fireplace with an electric woodburner on a slate effect hearth, radiators, upvc double glazed French patio doors with blinds inserted lead onto a front porch, two upvc double glazed windows to side aspect with blinds inserted, double wooden doors lead into:

KITCHEN/DINING ROOM
26'8" x 13'7" (8.15m x 4.15m)
White High Gloss kitchen comprising a range of base, drawer and wall mounted units, solid wood effect worktop, tiled splashback, moulded sink and drainer unit with a mixer tap, five ring electric hob with double oven and extractor fan, space for larder style fridge/freezer, door gives access to a pantry, double doors giving access to storage, radiator, laminate wood flooring. In the Dinning area are additional white high gloss base and drawer units.

An opening from the sitting room leads into:

BEDROOM 3/BAR
16'2" x 8'10" (4.95m x 2.70m)
A bar with shelving, radiator, power points, door giving access into a storage cupboard with shelving, laminate wood flooring.

From the sitting room doors leads into:

REAR HALLWAY
Doors leading off.

BATHROOM
White suite comprising a modern wash hand basin with a vanity unit below, tiled splashback, close coupled w.c., walk in double shower, wall mounted heated towel rail, wall mounted mirror, upvc double glazed opaque window to side aspect.

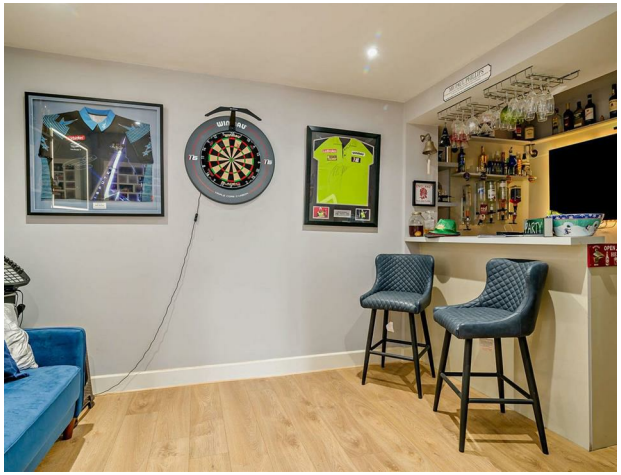
BEDROOM 1
14'7" x 10'7" (4.47m x 3.23m)
Power points, radiator, upvc double glazed window overlooking the enclosed and private rear garden, opening into:













DRESSING ROOM
6'1" x 5'8" (1.87m x 1.73m)
Hanging rails and shelving.

EN-SUITE SHOWER ROOM
Modern wash hand basin with a vanity unit below, close coupled w.c., walk in double shower cubicle, fully tiled walls, wall mounted mirror, laminate flooring.

BEDROOM 4
10'7" x 9'11" (3.25m x 3.03m)
Fitted wardrobe with shelving and drawers. power points, radiator, upvc double glazed window overlooking the private and enclosed rear garden.

From the entrance hall door leads into the:

ANNEXE
Upvc part glazed door leads into:

ENTRANCE HALL
Understairs storage, radiator, power point, door gives access into:

CLOAKROOM
Wall mounted wash hand basin, close coupled w.c., radiator, upvc double glazed opaque window to front aspect.

ANNEXE KITCHEN
20'6" x 10'0" (6.27m x 3.06m)
A green Shaker style kitchen comprising a range of base, drawer and wall mounted units, ceramic sink and drainer with a mixer tap, tiled splashbacks, electric cooker with extractor hood over, space for larder style fridge/freezer, radiator, power points, space for a table, upvc double glazed French doors out onto the rear gardens, upvc double glazed bow window to front aspect.

Stairs give access to the first floor.

LANDING
Velux roof light, double doors give access into a storage area, radiator, power point.

BEDROOM 2
17'7" x 13'1" (5.38m x 4.01m)
Power points, radiator, upvc double glazed window overlooking the front garden and beyond.

From the landing door leads into:

LIVING ROOM
25'9" x 13'6" (7.85m x 4.14m)
Adam style fireplace housing an electric wood burning stove, power points, radiator, vaulted ceiling, upvc double glazed window overlooking the front garden and beyond, a part glazed door gives access into a:

DRESSING AREA
Double wardrobes with hanging rails and shelving on both sides, through to:

BATHROOM
Modern white suite comprising freestanding roll top roll bath, modern pedestal wash hand basin, close coupled w.c., double fully tiled shower cubicle, wall mounted heated towel radiator, decorative panelled walls, laminate wood flooring.

OUTSIDE
To the front there is a decorative brick wall with iron railings and double electric gates giving access onto a tarmacadam and paved driveway providing ample off road parking for approximately six vehicles. A gate gives access onto the front porch being a decked area with decorative brick walling with iron railings and canopy tiled roof.

To the side there is gated side access which leads around to the rear garden where there is a paved patio area, a decked area, a wooden enclosure housing a hot tub, power and lighting, decked seating area lawned area with retaining flower beds with shrubs and bushes and a door gives access into a brick built storage cupboard. There is also an:

OUTSIDE STORAGE SHED
Via double timber doors, upvc double glazed windows to front and rear aspects, power and lighting.

SERVICES
Mains water, electricity, gas and drainage.

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: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.

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

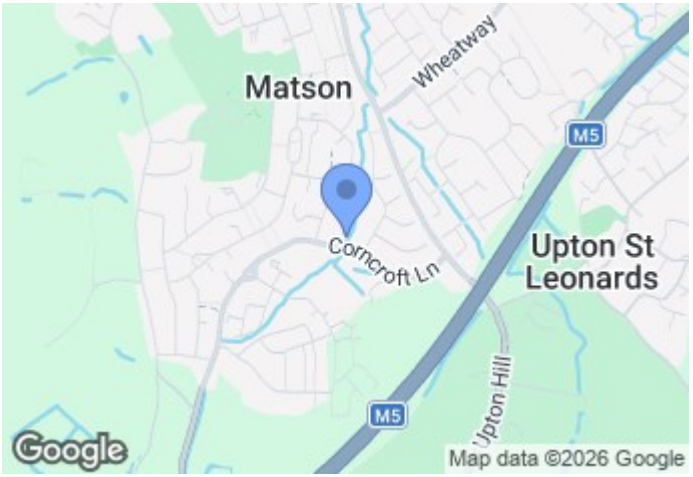
Heading along Painswick Road towards Upton St Leonards take the turning left onto Corncroft Lane proceed just past the turning for Haycroft Drive where the property can be found on the right hand side.

PROPERTY SURVEYS

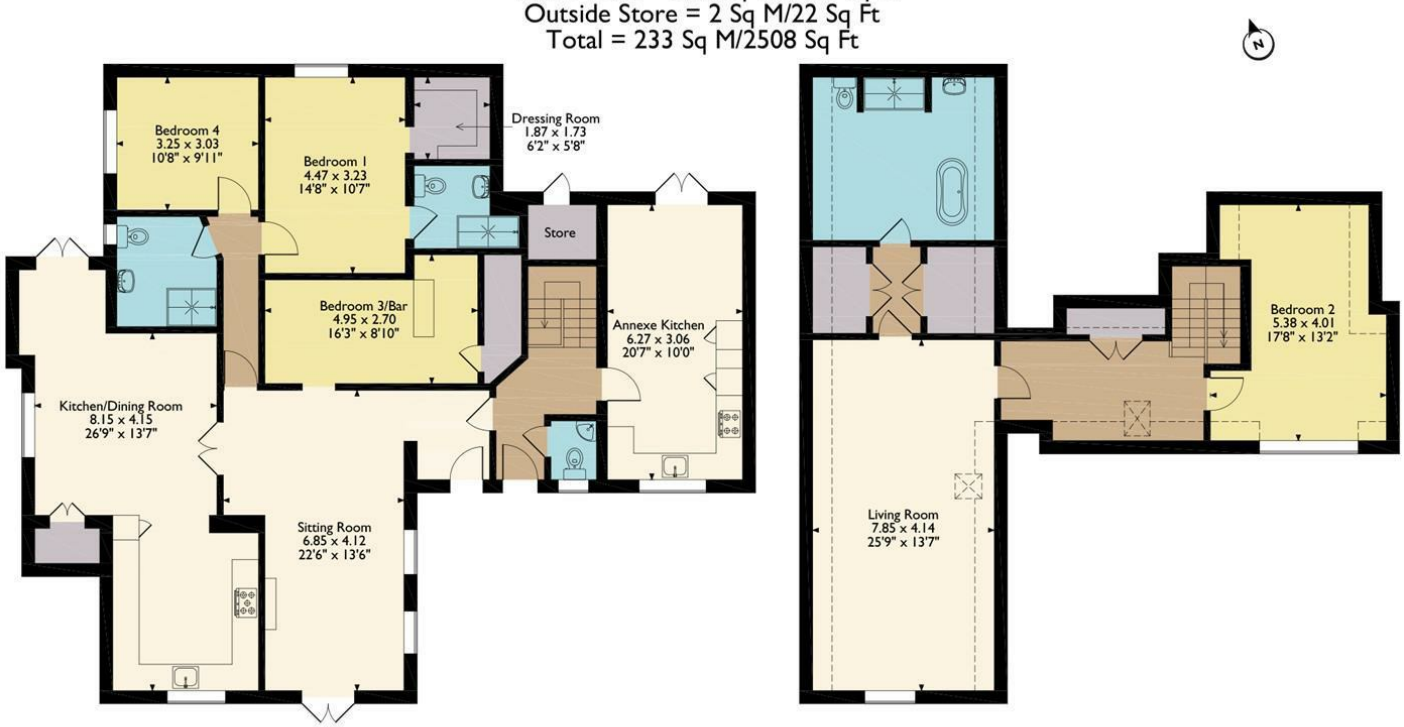
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





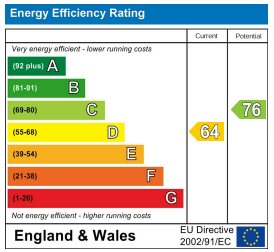


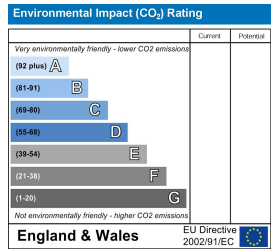
2, Winnycroft Lane, Matson, Gloucester, Gloucestershire
Approximate Gross Internal Area
Main House = 231 Sq M/2486 Sq Ft
Outside Store = 2 Sq M/22 Sq Ft
Total = 233 Sq M/2508 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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.


TIKI
BAR
Welcome
to the
Hot Tub