



**Jasmine Cottage Calcotts Green, Gloucester GL2 8JN**  
**£335,000**



# Jasmine Cottage Calcots Green, Gloucester GL2 8JN

• No onward chain • Two double bedroom detached bungalow • Generous & flexible living accommodation throughout • Positioned on a plot measuring 0.24 acres • Wrap around lawned gardens with driveway & single garage • Uninterrupted Countryside views • Situated in the popular village & rural setting of Minsterworth • EPC rating TBC • Tewkesbury Borough Council - Tax Band D (£2,211.09 per annum) 2025/2026

**£335,000**



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## Entrance Porch

Spacious porch, ideal for shoes, coats and such like, provides access to the main hallway.

## Hallway

Generous sized hallway flows through to provide access to the both bedrooms, living room, kitchen, shower room, separate w.c and to the loft above. Built-in storage cupboards are also provided.

## Living Room

Light and airy living room allows an abundance of natural light into the room via the large window overlooking the front aspect providing views across the open fields opposite and additional window overlooking the gardens.

## Kitchen

The kitchen benefits from ample worktop and storage space with integrated hob and oven and convenient space for an array of freestanding appliances. Plumbing for an automatic washing and dishwasher are provided below the worktops. Window overlooks the rear aspect with a door providing access to the rear itself. Access is also provided to the dining room.

## Dining Room

Adjacent to the kitchen, the dining room provides a suitable extension to the kitchen. Window overlooks the rear aspect.

## Bedroom One

Double bedroom with built-in wardrobes and windows overlooking the front and side aspects.

## Bedroom Two

Double bedroom with built-in wardrobes and windows overlooking the rear and side aspects.

## Shower Room

White suite shower room comprises wash hand basin, heated towel rail, shower cubicle and window with frosted glass overlooking the rear aspect.

## W.C

Separate w.c with window with frosted glass overlooking the rear aspect.

## Outside

Externally the property boasts generous lawned gardens that wrap around the property. Large hedgerows and fencing help to create a private setting within the garden. Stone paved path leads to a patio next to the detached single garage with a driveway allowing off-road parking. Potential is provided to create further off-road parking to the side of the garage if required.

## Location

The rural village of Minsterworth is located approximately five miles from the historic Gloucester City Centre, the location offers an active community with various countryside walks, natural wildlife throughout and public house the 'Severn Bore'. Gloucester city offers various amenities, shopping and transport facilities, including direct train line to London Paddington. The internationally renowned Kingsholm Stadium, home to local rugby as well as various events throughout the years including music concerts and festivals, alongside the developed Gloucester Quays positioned alongside the historic Docklands offering a range of restaurants, cinema and bars are also within a short distance.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band D (£2,211.09 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Septic Tank.

Heating: Oil.

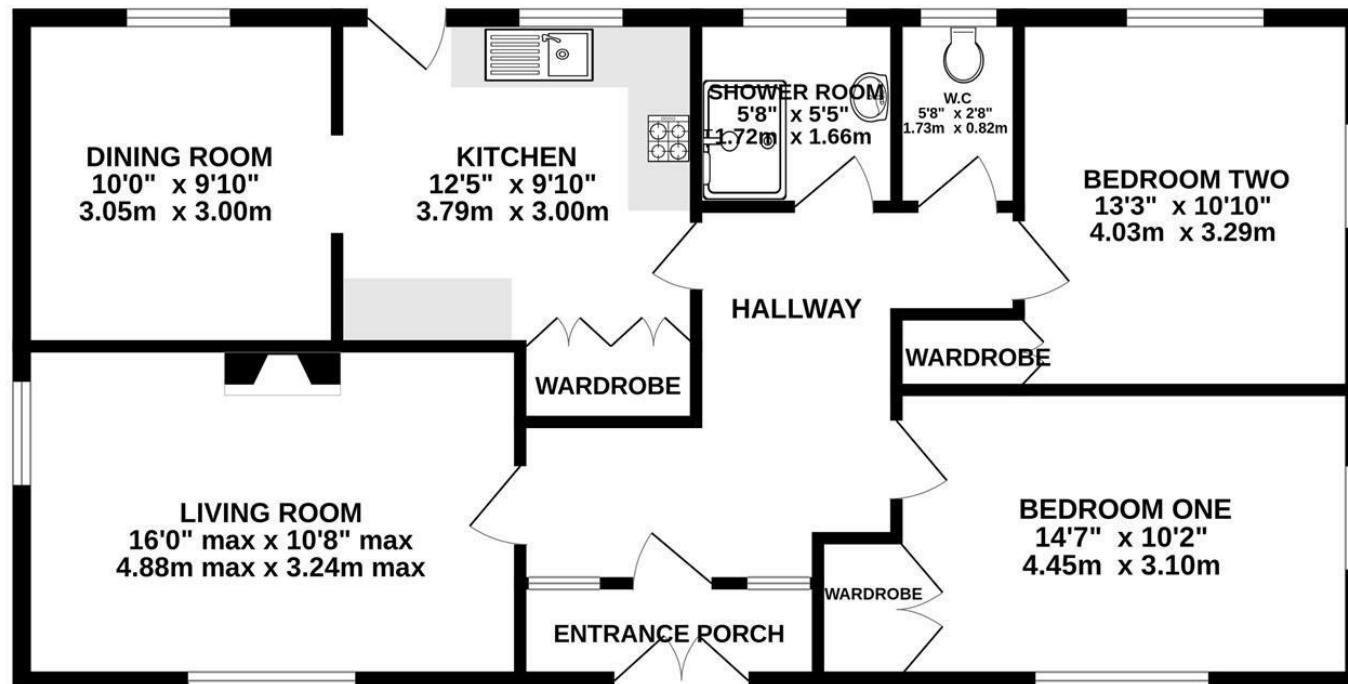
Broadband speed: Basic 9 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: O2, Vodafone, EE, Three.

Solar panels have been installed on the roof and are owned by the owners.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) (A)	A		
(B) (B)	B		
(C) (C)	C		
(D) (D)	D		
(E) (E)	E		
(F) (F)	F		
(G) (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

