



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82-90) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(19-54) D</p> <p>(11-18) E</p> <p>(1-10) F</p> <p>(0-10) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	57		72
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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Redwood House, 1a Fiery Lane, Uley,
GL11 5DA

Asking Price
£780,000



UNIQUE OPPORTUNITY TO PURCHASE THIS DETACHED FAMILY HOME SITUATED JUST OFF THE GREEN IN A POPULAR COTSWOLD VILLAGE. THE HOUSE IS SET IN LARGE PLOT OF APPROXIMATELY 0.3 OF AN ACRE WITH DOUBLE GARAGE AND PARKING: ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, CONSERVATORY, DINING ROOM, UTILITY ROOM, CLOAKROOM, STUDY, FOUR DOUBLE BEDROOMS, SPACIOUS MASTER BEDROOM WITH EN SUITE BATHROOM/THIRD WC, FURTHER FAMILY SHOWER ROOM, GAS CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING. MUST BE SEEN. ENERGY RATING D

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Redwood House, 1a Fiery Lane, Uley, GL11 5DA

SITUATION

Redwood House occupies a prime position just off the green in the sought after Cotswold village of Uley. The property enjoys panoramic views over the Owlpen valley and the wooded escarpment beyond. The village has a thriving community shop, primary school, village hall and parish church. It is also home to the Prema Arts Centre, which has a programme of artistic and social performance and events along with a café. The village is an area designated as one of outstanding natural beauty and there are a variety of country walks within proximity including Uley Bury and is on the Cotswold Way. Uley is well placed for travel throughout the Southwest via the A38, A46 and M5/M4 motorway networks. Rail services are available in the nearby village of Cam along with Stroud town, with Stroud having direct links to London Paddington.

DIRECTIONS

If travelling from Dursley Town Centre, proceed in an easterly direction on the B4066 into the village of Uley. On entering the village proceed passing a bus shelter and telephone box, continue for a further half mile passing the village shop and then St Giles church on the left, the green will be seen on the right take the first turning right in front of The Old Crown and continue keeping to the right and enter Fiery Lane, Redwood House will be found after a further 60 metres on the left hand side.

DESCRIPTION

This unique detached house was constructed for the then village GP's in the early 1960s and has remained in the same ownership since new. The property was constructed on a large plot just off The Green with outstanding views towards the Owlpen valley and the wooded slopes of the escarpment beyond. The accommodation is accessed via recessed entrance porch leading to enclosed entrance porch and entrance hall giving leads to the study and cloakroom, stairs lead to lower ground floor and a living room and conservatory, which in turn opens to dining room where there is a kitchen with room for a table and utility room. On the first floor the landing gives access to three double sized bedrooms and a mezzanine landing leads to the family shower room and master suite with large master bedroom and adjoining bathroom. The gardens are a particular feature of the property and extend to approximately a third of an acre with a lawn, shrubs and mature trees. There is ample off road parking and double garage. The property benefits from gas fired radiator central heating and extensive double glazing.

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).

RECESSED ENTRANCE PORCH

Leading to enclosed entrance porch with parquet flooring, wooden front door, glazed side screen.

HALLWAY

Having stairs to first floor and lower ground floor, radiator, parquet flooring.

CLOAKROOM

Having wash hand basin, WC, double glazed window and radiator.

STUDY 3.25m x 2.90m (10'7" x 9'6")

Having double glazed window, radiator and parquet flooring.

LIVING ROOM 5.64m x 4.09m (18'6" x 13'5")

Having Cotswold stone open fireplace, double glazed window, parquet flooring, two double radiators, glazed screen and door to:

CONSERVATORY 3.78m x 3.06m (12'4" x 10'0")

Having double glazed French doors to side, double glazed surround, double radiator, views over the garden.

DINING ROOM 3.75m x 2.69m widening 3.19m (12'3" x 8'9" widening 10'5")

Having double glazed window with views over the garden, double radiator and parquet flooring.

KITCHEN/BREAKFAST ROOM 3.75m x 3.76m (12'3" x 12'4")

Having a range of wall, tall and base units with laminate work surfaces over, inset gas hob, plumbing for dishwasher, stainless steel single drainer sink unit, radiator, double glazed window to side, built-in larder, built-in oven.

UTILITY ROOM 2.71m x 1.89m (8'10" x 6'2")

Having under stairs storage, a range of wall and base units, plumbing for washing machine, double glazed window, double glazed door, radiator.

LANDING

Having radiator, double glazed window.

BEDROOM TWO 5.78m x 3.91m (18'11" x 12'9")

Having double built-in wardrobe, radiator, double glazed windows to two aspects.

BEDROOM THREE 3.74m x 3.71m (12'3" x 12'2")

Having double glazed windows to two aspects with views, radiator.

BEDROOM FOUR 3.77m x 2.66m (12'4" x 8'8")

Having double built-in wardrobe and radiator.

MEZZANINE LANDING

Large under eaves storage cupboard, built-in shelved cupboard.

SHOWER ROOM

Having large shower cubicle, radiator, wash hand basin, linen cupboard and WC.

BEDROOM ONE 6.49m narrowing to 6.00m x 3.92m (21'3" narrowing to 19'8" x 12'10")

Having double glazed windows to two aspects, range of built-in cupboards, two radiators, door to:

EN SUITE BATHROOM

Having WC, panelled bath with electric shower over, wash hand basin.

EXTERNALLY

The gardens are a particular feature of the property and extend to approximately 0.3 acre with outstanding panoramic views. The property is accessed by a tarmac driveway to parking space for a number of cars leading to good size INTEGRAL GARAGE 4.73m x 5.59m narrowing to 4.60m with roller door, personal door to house, door to wood store and door to BOILER ROOM 1.70m x 1.70m having Worcester combination boiler supplying radiator central heating and domestic hot water, single glazed window to side. Wood store. The side garden has lawn, shrub, flower border, wisteria. This in turn leads to extensive rear garden which is laid to lawn with mature shrubs and willow tree and enclosed by hedging. A further section of garden with soft fruit and lawn is separated by beech hedging.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected. Gas fired radiator central heating
Council Tax Band: G
The property is subject to Probate.
Broadband: Fibre to external box.
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.

