Murdock & Wasley
ESTATE AGENTS



School Lodge, Matson Lane

Matson, Gloucester, GL4 6DX

£325,000

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Murdock & Wasley Estate Agents are delighted to present this beautifully renovated, two-bedroom Grade II listed detached cottage, nestled within a truly picturesque setting. Surrounded by mature trees, lush greenery and a tranquil fishing lake, this charming home offers a wonderful blend of character, modern comfort and natural beauty. The property is offered to the market with no onward chain

Having undergone extensive refurbishment by the current owners, the property has been thoughtfully updated to combine modern finishes with traditional character, creating a welcoming home whilst retaining its original charm.

The accommodation comprises an entrance hallway, lounge, separate dining room and newly fitted kitchen. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom, all presented to a high standard.

Externally, the property benefits from a large gravelled driveway providing off-road parking for multiple vehicles, alongside a well-maintained garden with a lawn and patio area.







Entrance Hall
Accessed via solid wooden door, laminate flooring. Doors lead off:

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, ceramic sink unit with mixer tap over. Appliance points, power points, AEG eye level double oven/grill, four ring hob with extractor hood over, integral dishwasher and fridge/freezer. Traditional column radiator, laminate flooring, inset ceiling spotlights, side aspect glazed window.

Lounge
Power points, traditional column radiaitor, feature fireplace, wooden flooring, stairs to first floor landing, side aspect glazed window.

Dining Room
Power points, traditional column radiator, laminate flooring, side aspect glazed window.

Landing
Front aspect upvc double glazed window. Doors lead off:

Bedroom One
Power points, feature fireplace, traditional column radiator, door to storage cupboard, exposed wooden beam, access to loft space, side aspect window.

Bedroom Two
Power points, traditional column radiator, exposed wooden beam, side aspect window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, traditional column radiator, tiled flooring, exposed wooden beam, front aspect window.

Outside
The property benefits from a gravelled driveway providing off-road parking, alongside a well-maintained, level lawn and paved patio area, ideal for outdoor seating and entertaining. The garden enjoys picturesque views overlooking a pond, surrounded by mature trees and greenery.

Utility
Power points, space for washing machine.

WC
Low level wc.

Agents Note
Before exchange of contracts and during the first few of weeks of marketing, our vendor will be finishing the following points:

~ New windows throughout (heritage timber double glazed)
~ Porch: Re-instate hardwood porch with tiled roof
~ Fencing: new perimeter feather board fencing and post & rail fencing in front of the fishing lake
~ Decorative gravel stone

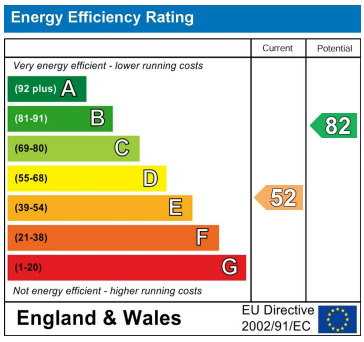
Tenure
Freehold.

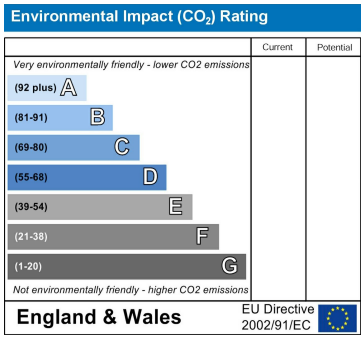
Local Authority
Gloucester City Council
Tax Band: B

Services
Mains water, gas, electricity & drainage.

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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