



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	86	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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3 Blacksmith Cottages Churchend,
Slimbridge,

Price Guide
£830,000



LUXURIOUSLY APPOINTED DETACHED HOUSE SET IN PRIVATE GATED DEVELOPMENT FINISHED TO A HIGH STANDARD BY AWARD WINNING LOCAL BUILDER, CONTEMPORARY DESIGN, CLOSE TO VILLAGE CENTRE, EXTENSIVE STONE FLOORING WITH UNDERFLOOR HEATING TO GROUND FLOOR, FULL HEIGHT GLAZED SCREEN WITH BALCONY IN MASTER BEDROOM, ENTRANCE HALL, LARGE LIVING ROOM, SEPARATE DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY, CLOAKROOM/ WC, FOUR GOOD SIZE DOUBLE BEDROOMS WITH BEDROOM ONE HAVING EN SUITE BATHROOM WITH SEPARATE SHOWER CUBICLE AND BEDROOM TWO HAVING EN SUITE BATHROOM, ATTRACTIVE FAMILY BATHROOM/FOURTH WC, BLOCK PAVED PARKING, DOUBLE GARAGE, LANDSCAPED GARDENS. MUST BE SEEN. ENERGY RATING: B

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3 Blacksmith Cottages Churchend, Slimbridge, GL2 7BL

SITUATION

Blacksmith Cottages forms part of a small select gated development which comprises three luxury homes with a further two properties completing by mid 2026. The property is within a short distance of the village hall and historic parish church. This is a sought after village with local post office and primary school. The village is the home of the world famous Wildfowl Trust founded by the late Sir Peter Scott. The village is well placed for the M5 motorway via the nearby A38 for travel throughout the south-west. The adjoining village of Cam also has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with connections to the National Rail Network. A number of country walks are close by including the tow path of the Gloucester/Sharpness canal. The nearby Cotswold towns of Wotton-under-Edge, Tetbury and Cirencester along with the Cotswold Way are also within easy reach.

DIRECTIONS

From the A38 follow the signs for Slimbridge and on entering the village proceed past the primary school on the left and the parish church on the right and the private driveway for Blacksmith Cottages will be seen, after a short distance, on the left hand side, adjacent to "The Forge".

DESCRIPTION

This most attractive detached contemporary house was constructed in 2014 and the current owners have been in the property since new. They have continued to upgrade and put further finishing touches to bring this property to an extremely high level. 3 Blacksmith Cottages is accessed via entrance hall with travertine flooring with underfloor heating, the underfloor heating continues throughout the entire ground floor of the property. The hallway gives access to spacious living room with cut stone effect fireplace with wood burning stove, spacious separate dining room, re-fitted kitchen/breakfast room with central island and space for breakfast table having French doors and side screens overlooking the rear garden, utility room, cloakroom and door to integral double garage. On the first floor attractive gallery style landing with vaulted ceiling gives access to master bedroom which the current owners had fitted with handmade under eaves wardrobes, this in turn leads to the en-suite bathroom with both bath and shower cubicle. The second bedroom also has built-in wardrobes and en-suite bathroom. The third bedroom has a most attractive vaulted ceiling with full height glazed screen and bedroom four is a further double. In addition there is a family bathroom with separate shower cubicle/fourth WC. The property is accessed via block paved driveway with parking and the rear garden has been attractively landscaped with polished Indian stone patios. Properties of this standard rarely come to the market and we would suggest viewing at your earliest opportunity.

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).

ENTRANCE

Having engineered wood front door with double glazed side screen, stairs to first floor with glazed screen and gallery, travertine flooring with underfloor heating, inset ceiling spot lights, understairs cupboard, personal door to garage.

LIVING ROOM 6.26m x 5.45m (20'6" x 17'10")

Having French doors to rear with glazed side screen, four wall light points, attractive stone effect fireplace with wood burning/multi fuel stove, laminated flooring with underfloor heating, Sky Q points.

DINING ROOM 4.27m x 3.48m (14'0" x 11'5")

Having double glazed French doors to side, four wall light points and double doors to hall.

KITCHEN/BREAKFAST ROOM 6.45m narrowing to 3.58m x 5.28m (21'1" narrowing to 11'8" x 17'3")

Having attractive range of modern fitted wall, tall and base units with central island and quartz work surfaces, five ring induction hob, retractable cooker hood, integrated microwave, integrated oven, warming drawer, two tall fridge/freezers, integrated dishwasher, one and a half bowl single drainer sink unit, French doors to rear with two glazed side screens, inset ceiling spot lights, larder cupboard, travertine flooring with underfloor heating, space for breakfast table.

UTILITY ROOM

Having double glazed window, range of wall, tall and base units with granite work surface and inset sink unit, double glazed door to side, plumbing for washing machine, travertine flooring with underfloor heating.

CLOAKROOM

Having vanity wash hand basin, WC, travertine flooring and two spot lights.

ON THE FIRST FLOOR

LANDING

A most attractive galleried style with vaulted ceiling with attractive oak banisters and glazed screen balustrades, inset ceiling spot lights, three roof lights, airing cupboard housing pressurised tank.

BEDROOM ONE 5.88m x 4.93m (19'3" x 16'2")

Having vaulted ceiling with glazed screen and French door leading to balcony, two radiators, range of hand made cupboards including 14 built-in wardrobes, central bedhead/dressing table with further wardrobes.

EN SUITE BATHROOM

Having two roof lights, vanity wash hand basin, WC with concealed cistern, large shower cubicle with mixer shower, bath and travertine floor and wall tiles.

BEDROOM TWO 4.60m narrowing to 4.22m x 3.96m narrowing to 3.35 (15'1" narrowing to 13'10" x 12'11" narrowing to 10)

Having double glazed dormer window to rear, radiator, two double fitted wardrobes and drawer unit, radiator.

EN SUITE BATHROOM

With insulated freestanding bath, WC, wash hand basin, velux window, travertine wall and floor tiling, stainless steel ladder towel rail.

BEDROOM THREE 5.32m x 3.86m (17'5" x 12'7")

Having vaulted ceiling with full height glazed screen, laminate flooring, radiator, inset ceiling spot lights.

BEDROOM FOUR 3.69m x 3.61m (12'1" x 11'10")

Having double glazed window to side, radiator.

FAMILY BATHROOM

Having travertine stone flooring, bath with tiled surround, large cupboard with vanity wash hand basin, WC with concealed cistern, radiator, stainless steel ladder towel rail, large shower cubicle.

EXTERNALLY

To the front of the property the garden has block paved parking area for two cars leading to attractive gravelled low maintenance area, tree and path to

side. DOUBLE GARAGE 5.48m x 5.44m having roller electric door, power and light and personal door to house. The rear garden is a most attractive feature having two large Indian polished stone patio areas with low maintenance gravel area, block pathway leading to further patio area, lawn, array of flower borders, shrubs and garden shed. Balcony accessed from main bedroom with brushed steel banister and glazed balustrade, with views over the garden and the fields beyond.

AGENT NOTES

Tenure: Freehold

Services: All mains services are connected. Gas fired central heating with underfloor heating to ground floor and radiators to the first floor.

Driveway currently shared between four properties, with two new properties to be added to the drive.

Maintenance charges: Any required works are split equally between four properties. There is no regular maintenance fee and works are split equally as and when required.

Council Tax Band: G

Broadband: Fibre to the Premises.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

VIEWING

By appointment with the owner's sole agents as over.

