

2 Grange Close
Corse GL19 3SP

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£999,950

LOCATED within an EXCLUSIVE PRIVATE DEVELOPMENT is this STUNNING FIVE BEDROOM DETACHED PROPERTY, finished to an OUTSTANDING SPECIFICATION THROUGHOUT, benefitting from TWO EN-SUITE BEDROOMS, BEAUTIFULLY LANDSCAPED SOUTH FACING GARDENS extending to just under HALF AN ACRE, AMPLE OFF ROAD PARKING and ATTACHED DOUBLE GARAGE, all being offered with NO ONWARD CHAIN.

Corse is a small hamlet within the Parish of Eldersfield. It has a petrol garage with shop and a church. It also has a Premier Store, highly rated primary school and nursery, a doctor's surgery and a community hub. There is also a bus between Tewkesbury and Gloucester which stops at the end of the road.

Corse is ideally situated for access to a variety of nearby towns including Newent (6 miles approximately), Ledbury (9 miles approximately) and Tewkesbury (9 miles approximately). These towns offer a good range of shops, supermarkets, schooling, churches and libraries. The City of Gloucester (6 1/2 miles approximately) has a comprehensive range of facilities (including a main line train station) and Cheltenham is approximately 12 miles distant.

For the commuter, access can be gained to the M50 via junction 2 for onward connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



Entrance via wooden double glazed door with full height glazed panels into:

ENTRANCE HALL
28'11 x 7'2 (8.81m x 2.18m)
Engineered oak flooring, feature vaulted ceiling and hallway, door to:

CLOAKROOM
Close coupled WC, wash hand basin with mixer tap, tiled splashbacks, underfloor heating, extractor fan, spotlighting.

SITTING ROOM
23'1 x 17'0 (7.04m x 5.18m)
Engineered oak flooring, modern cast iron log burner with slate hearth and brick surround, inset spot lighting, side aspect window, bi-folding doors leading to outdoor patio area with beautiful views over garden and grounds.

KITCHEN / DINING / FAMILY ROOM
28'3 x 24'11 (8.61m x 7.59m)
Fully fitted kitchen comprising range of base and wall mounted units with marble worktops and splashbacks, integrated appliances to include double oven, five ring induction hob, glass splashback, integrated wine fridge, dishwasher, Belfast unit with Bristan mixer tap, inset spot lighting, built-in larder fridge / freezer, under unit lighting, rear aspect window.

The dining area of this lovely room has tiled flooring, side aspect windows, full width bi-folding doors opening up to patio enjoying stunning views of the garden and grounds. Sliding doors lead into:

SNUG
14'8 x 11'3 (4.47m x 3.43m)
Engineered oak flooring, rear aspect window, sliding doors from the kitchen and hallway access.

UTILITY ROOM
9'4 x 6'4 (2.84m x 1.93m)
Tiled flooring, Belfast sink unit with mixer tap, base and wall units with wooden worktops and splashbacks, plumbing for washing machine, spot lighting, extractor fan, half glazed doors to the gardens.

PLANT ROOM
11'5 x 3'8 (3.48m x 1.12m)
Water tanks, consumer unit, tiled floor, space for fridge / freezer, two front aspect windows













STUDY
18'6 x 8'5 (5.64m x 2.57m)
Engineered oak flooring, front and rear aspect windows.

FROM THE ENTRANCE HALL, OPEN TREAD WOODEN STAIRCASE LAEADS TO THE FIRST FLOOR.

LANDING
Radiator, front aspect windows with remote operated blinds, doors to two storage cupboards, door to:

MASTER SUITE
16'6 x 15'3 (5.03m x 4.65m)
Double radiator, wall light fittings, side aspect windows, bi-folding doors with Juliet balcony enjoying stunning views over gardens and grounds.

EN-SUITE
8'4 x 6'6 (2.54m x 1.98m)
Refitted to comprise walk-in double shower cubicle, glazed screen and inset overhead and detachable shower system, WC, vanity wash hand basin with mixer tap, tiled floor and walls, inset spotlighting and extractor fan, chrome heated towel rail.

WALK-IN WARDROBE
8'1 x 5'8 (2.46m x 1.73m)
Built-in shoe storage, shelving and hanging space.

BEDROOM 2
17'4 x 13'11 (5.28m x 4.24m)
Access to roof space, single radiator, door to built-in wardrobe, rear aspect window.

BEDROOM 3
14'0 x 11'0 (4.27m x 3.35m)
Single radiator, door to wardrobe, rear aspect window.

BEDROOM 4
17'6 x 11'5 (5.33m x 3.48m)
Single radiator, walk-in wardrobe (2.29m x 1.27m), rear aspect window, door to:

EN-SUITE
7'6 x 4'6 (2.29m x 1.37m)
Double shower cubicle accessed via sliding glazed screen with inset overhead and detachable shower system, pedestal wash hand basin with mixer tap, chrome heated towel rail, tiled floor, shaving point, extractor fan, inset spot lighting, front aspect frosted window.

BEDROOM 5
13'5 x 10'0 (4.09m x 3.05m)
Two Velux roof lights, radiator, door into:

STORE ROOM
10'0 x 8'11 (3.05m x 2.72m)

OUTSIDE
To the front, the property has a substantial block-paved driveway and turning area, providing off-road parking for up to six vehicles, complete with an EV charging point, with gated side access available on both sides of the property, leading to the rear garden. The south-facing rear gardens extend to just under half an acre and have been landscaped to create a contemporary outdoor living experience that flows from the main reception rooms. A wrap-around patio provides great entertaining space and is beautifully framed by mature, well-stocked planted borders and established hedging. The main garden is predominantly laid to lawn with raised vegetable planters, an air source heat pump storage area, and a wood store. On the opposite side of the property is a stainless steel water feature with a gravelled surround and paved pathways, from the lawn is a step down to a footbridge crossing a natural ditch, with a number of mature Ash trees, the rear paddock is laid to lawn with a variety of established shrubs and young trees, all enclosed by post-and-rail fencing and benefits from five-bar gated rear access, providing convenient maintenance access.

DOUBLE GARAGE
18'7 x 17'7 (5.66m x 5.36m)
Access via electric up and over door, power and lighting, pedestrian door to the rear.

SERVICES
Mains electric, water and drainage. Air source heat pump.

AGENT'S NOTE
£350 per annum is payable to cover the maintenance of the communal areas.

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.

The owners have advised that they have full fibre broadband.









WATER RATES
Severn Trent.

LOCAL AUTHORITY
Council Tax Band: G
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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.

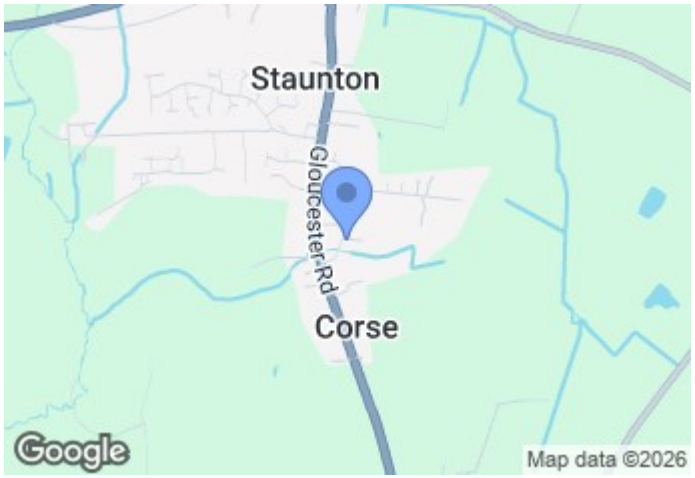
DIRECTIONS
From Gloucester, proceed along the A417 passing through the villages of Maisemore and Hartpury into Corse. Upon entering the village of Corse, pass the cricket club on the right hand side and continue along for a further 200 yards where the entrance to Grange Close can be found on your right hand side as marked by our "arrow board". Turn into Grange Close and the property can be located on your right hand side.

What3Words ///inefficient.emotional.destined

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



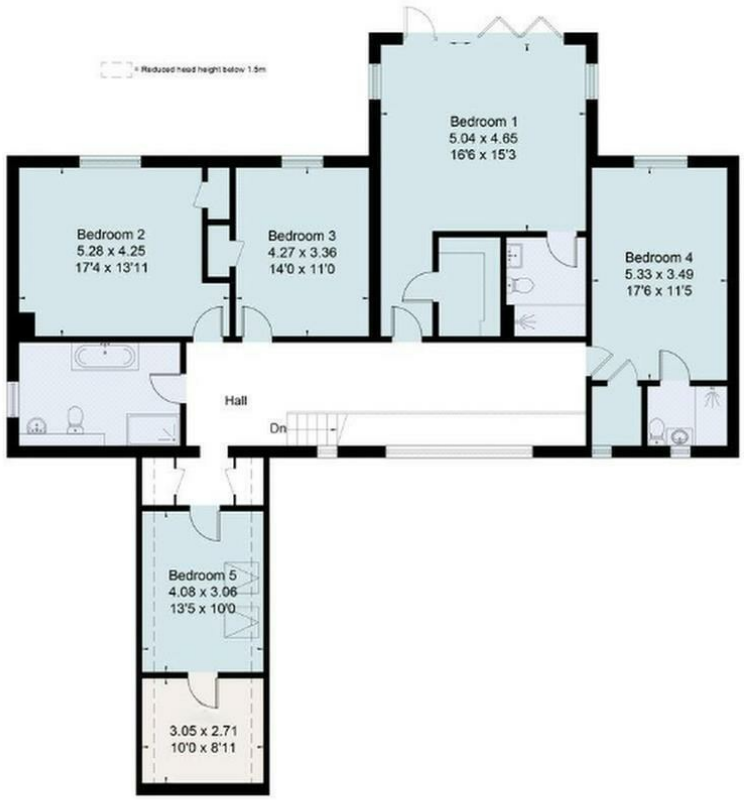




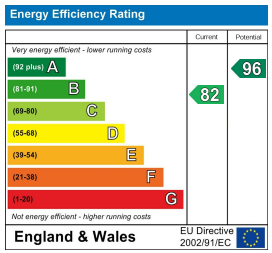
Approximate Floor Area = 324.5 sq m / 3493 sq ft
Garage = 30.3 sq m / 326 sq ft
Total = 354.8 sq m / 3819 sq ft

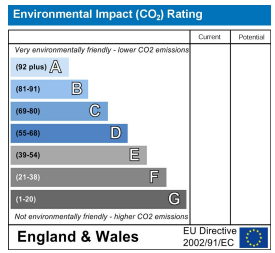


Ground Floor



First Floor





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.

