



Little Combe Sandhurst Lane, Sandhurst
Gloucester, GL2 9NZ – £475,000

Farr & Farr Sales & Lettings

Little Combe Sandhurst Lane

Sandhurst, Gloucester, GL2 9NZ

A GOOD SIZE DETACHED BUNGALOW SITUATED IN APPROXIMATELY HALF AN ACRE OF LANDSCAPED PRIVATE GARDENS IN A RURAL BUT NOT ISOLATED POSITION

Little Combe is situated in a delightful rural position surrounded by farmland just to the east of the village of Sandhurst. Both Gloucester and Cheltenham are within very easy reach, and access to the M5 motorway is only a very short drive.

The property, built in 1961, was purchased by the current owners in 1974 and extended in the early 1980s. Although now in need of modernisation, there is very practical accommodation with three bedrooms, two reception rooms as well as a kitchen and shower room but it still offers significant potential for extension. The mature landscape gardens surround the property and incorporate a large pond and a useful garage block.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





ENTRANCE PORCH

Entrance porch with UPVC double glazed double front door and glazed door to:-

ENTRANCE HALL

Night storage heater. Access to loft

LIVING ROOM

16' 6" x 11' 0" (5.03m x 3.35m)

Tiled fireplace. Night store heater. Large picture window overlooking the gardens. Four wall light points.

LOUNGE/DINER

19' 6" x 10' 5" (5.94m x 3.17m)

Night storage heater. Brick fireplace with shelving. Ceiling beams. Windows to the rear. White aluminium double glazed sliding patio door to side garden and door to:-

BEDROOM 3 / STUDY

11' 3" x 8' 0" (3.43m x 2.44m)

Windows to the front and side.

BEDROOM 1

12' 3" x 8' 2" (3.73m x 2.49m)

Built in wardrobe cupboards. Window to the front.

BEDROOM 2

10' 3" x 9' 2" (3.12m x 2.79m)

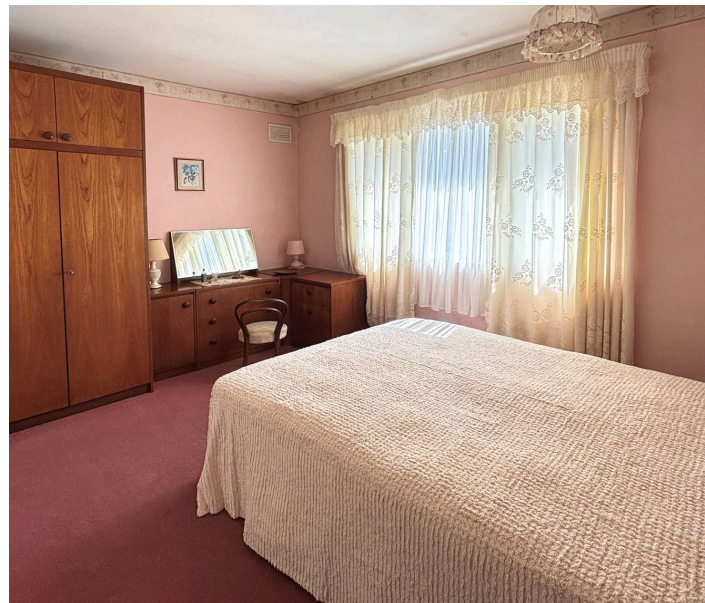
Range of built-in floor-to-ceiling wardrobe cupboards and drawers with dresser unit and mirror.

SHOWER ROOM

Walk in double shower cubicle with stainless steel controls and marbrex walls. Part tiled walls. Pedestal wash hand basin. Airing cupboard with factory lagged cylinder and shelving above.

WC

Low-level WC.





KITCHEN

8' 6" x 5' 7" (2.59m x 1.70m)

Double drainer stainless steel sink unit with cupboards below. Wall and base units. Vinyl floor. Cooker control panel. Larder cupboard. UPVC double glazed door to rear covered area.

GARAGE

17' 2" x 8' 0" (5.23m x 2.44m)

Up and over door. Power, light and window.

UTILITY ROOM

12' 6" x 4' 8" (3.81m x 1.42m)

Adjoining utility room with worktops, Belfast sink and plumbing for washing machines. Separate WC.



GARDEN

Gardens and grounds extending all to approximately half an acre and approached by wrought iron gates over a bridge with stream below and rockeries to the side leading to a pond. Good area of parking. Large lawns with mature shrub beds, bushes and trees giving near complete privacy opening to:- Side gardens, laid to area of lawns with trellis and roses, trees and bushes to the boundaries. An additional small paddock was acquired in 1994 of approximately a quarter of an acre and is laid to grass with mature trees, bushes and pond. Enclosed by fencing.

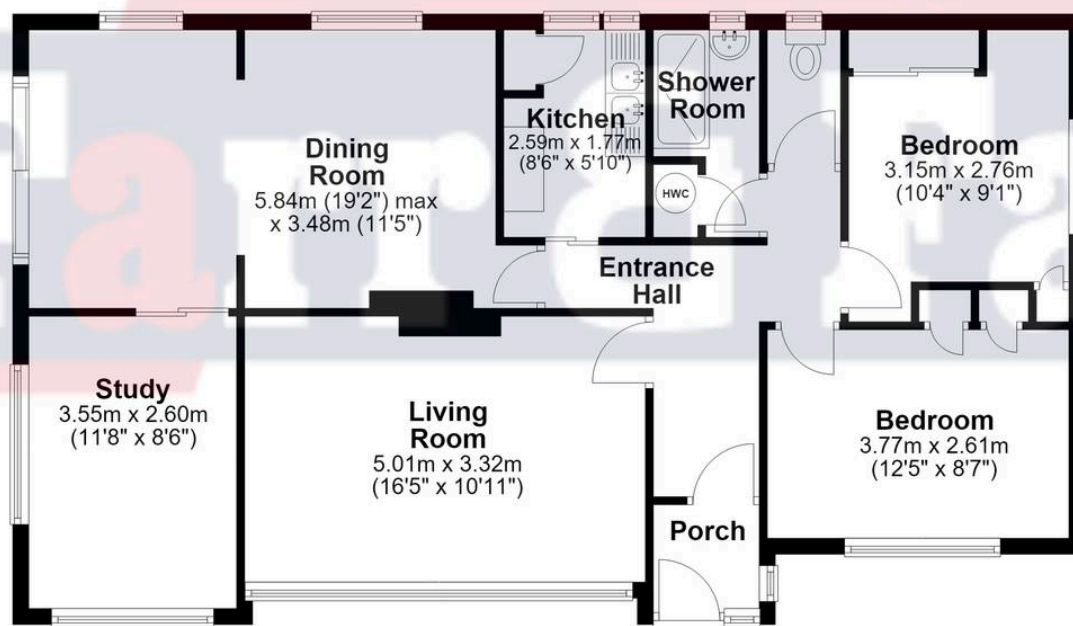
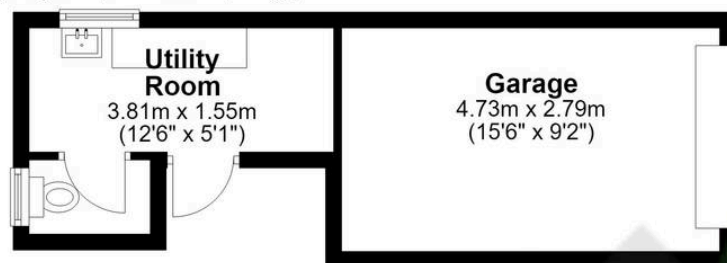
DRIVEWAY

4 Parking Spaces



Ground Floor

Approx. 88.7 sq. metres (955.0 sq. feet)
(excluding Utility Room, unnamed room, Garage)



Total area: approx. 88.7 sq. metres (955.0 sq. feet)

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