



Hill View Henley Bank Lane , Brockworth, GL3 4PG

Offers in excess of £400,000



We are delighted to welcome to the open market Hillview, a beautifully presented two double bedroom detached home, tucked away along a quiet no-through lane on the edge of Brockworth. Offered for sale with no onward chain, this contemporary home enjoys a stunning backdrop of Coopers Hill and surrounding countryside, making it an ideal purchase for those seeking peace, privacy, and modern living.

Accessed via electric double gates, the property benefits from a private driveway providing off-road parking for two to three vehicles, with gated access to the rear garden from both sides of the home.

Internally, the ground floor is centred around an impressive open-plan kitchen/dining room, thoughtfully designed with a range of fitted units, integrated appliances, and tiled flooring—creating the perfect space for everyday living and entertaining.



Entrance

Approached via private gates. Front door leading to open plan living. Doors to cloakroom, bedroom, large storage cupboard. Stairs leading to first floor, tiled flooring.

Cloakroom 5'0 x 3'0 (1.52m x 0.91m)

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin. tiled flooring, recessed down light, towel rail.

Open Plan Kitchen/Diner 19'2 x 16'3 (5.84m x 4.95m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric double oven with induction hob & hood, built in dishwasher, partly tiled walls, recessed down lights, power points, tiled flooring,

Utility Room 6'9 x 4'10 (2.06m x 1.47m)

Base level units with roll edge work tops, wall mounted combination boiler, tiled flooring, power points.

Lounge 26'10 x 8'6 (8.18m x 2.59m)

Upvc double glazed bi-fold doors to rear, television point, power points, recessed down lights.

Bedroom 1 12'2 x 9'9 (3.71m x 2.97m)

Upvc double glazed windows to front & rear, built in wardrobes, recessed down lights, door to:

En-Suite 7'2 x 4'5 (2.18m x 1.35m)

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights, extractor fan.

Second Floor

Accessed via stairs from first floor, door to large storage space & opening to the bedroom.

Bedroom 15'1 x 12'0 (4.60m x 3.66m)

Velux windows to both front & rear, radiators x 2, power points. Door to:

En-Suite 7'9 x 3'8 (2.36m x 1.12m)

Double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, laminate flooring, recessed down lights.

Outside

To the rear we have an enclosed area which is partly paved, mainly laid to lawn, access to the summer house, cold water tap, gated side access.

Tenure

Freehold.

Services

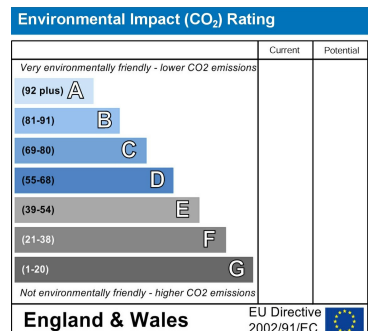
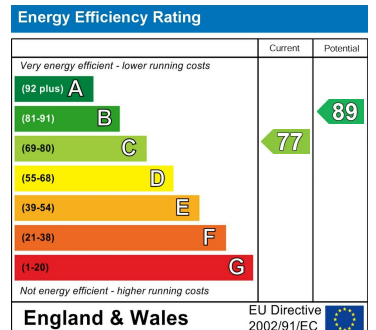
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band D

Awaiting Vendor Approval

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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