

Freedom Cottage School Crescent
Corse GL19 3RE

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ESTATE AGENTS | EST 1985

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Guide Price £595,000

A VERY WELL PRESENTED EXTENDED THREE BEDROOM DETACHED GRADE II LISTED CHARTIST BUNGALOW with EN-SUITE TO THE MASTER BEDROOM, offering a WEALTH OF FEATURES TO INCLUDE SOLAR PANELS with a SUBSTANTIAL INCOME IN EXCESS OF £2,000 PER ANNUM, AN ARRAY OF OUTBUILDINGS TO INCLUDE DOUBLE GARAGE, WORKSHOP, TWO SINGLE GARAGES, INSULATED STUDIO, with the whole plot APPROACHING HALF AN ACRE.

The village of Staunton offers amenities to include school, pet store, village hall, day nursery, doctor's surgery, The Swan Inn, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



The property is accessed via a half glazed door to:

DINING ROOM
12'6 x 12'6 (3.81m x 3.81m)
Character range, two double radiators, two front aspect triple glazed windows. Opening through to:

INNER HALLWAY

LOUNGE
15'8 x 12'8 (4.78m x 3.86m)
Two double radiators, Georgian style double glazed French doors through to the private rear patio, fitted air conditioning unit.

KITCHEN / BREAKFAST ROOM
18'11 x 8'8 (5.77m x 2.64m)
Fitted oak kitchen to comprise one and a half bowl single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, integrated Bosch double oven, cupboards and drawers above and below, integral Bosch washing machine, integrated dishwasher, Bosch five ring halogen hob, cooker hood above, fitted Samsung fridge / freezer, tiled flooring, double radiator, access to the original well with lighting and pump, rear aspect double glazed window. Stable door gives access to:

UTILITY
7'0 x 5'9 (2.13m x 1.75m)
Stainless steel sink unit with mixer tap, cupboards under, range of base and wall mounted units, power and lighting, tiled flooring, single radiator.

REAR PORCH
Doorway through to the gardens via stable door.

BEDROOM 1
11'5 x 11'2 (3.48m x 3.40m)
Double radiator, built-in bedroom furniture to include two double wardrobes with built-in chest of drawers, radiator in both the wardrobes, central dressing table, all having double cupboards over, triple glazed window with a lovely outlook over the front aspect. Door to:













EN-SUITE SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, under floor heating, vanity wash hand basin with cupboards below, close coupled WC, heated towel rail, fully tiled walls, shaving point, plumbing for washing machine, boiler cupboard housing the gas fired central heating and domestic hot water boiler, side aspect window.

BEDROOM 2

12'0 x 11'8 (3.66m x 3.56m)

Double radiator, original fireplace, access to insulated loft space, triple glazed window to the front aspect with a lovely outlook.

BEDROOM 3

10'8 x 7'10 (3.25m x 2.39m)

Double radiator, access to insulated roof space via loft ladder, side aspect window overlooking the rear patio.

BATHROOM

White suite comprising Whirlpool bath and tiled surround, separate shower cubicle and tray, shower, panelled surround, close coupled WC, large pedestal wash hand basin, fully tiled walls, medicine cabinet, shaving point, radiator, side aspect frosted window.

OUTSIDE

A gateway and pathway leads to the front door where there is a good sized patio area, lawned areas, various shrubs, trees and bushes, natural pond, array of street lighting and various built-in lights. A gated side access leads through to the rear of the property where there is a further lawned area which leads through to a substantial south facing paved patio area with central carp pond and pergola over, various seating areas, hedging and fencing surround. Further outside lighting, outside tap. To one side of the property, double electrically operated timber gates lead through to a small orchard with various fruiting trees to include apple, pear, plum, cherry, grapevine and cobnut bush along with specimen trees. To the side of here, access is gained through to a very large concrete and block paved driveway suitable for the parking of several vehicles. Two wooden garden sheds (10' x 6') in red cedar with pitched tiled roofs. The plot is approaching half an acre.

DETACHED DOUBLE GARAGE

21'2 x 16'4 (6.45m x 4.98m)

Power and lighting, eaves storage space, electric up and over doors, CCTV security system internally.

WORKSHOP (ACCESSED FROM DOUBLE GARAGE)
12'6 x 5'0 (3.81m x 1.52m)
The workshop has its own separate entrance via roller shutter door, fitted work bench and vice, power and lighting, side aspect window.

TIMBER SINGLE GARAGE
15'7 x 8'6 (4.75m x 2.59m)
Accessed via up and over door.

POP UP GARAGE
19'11 x 8'9 (6.07m x 2.67m)

FULLY INSULATED STUDIO
11'6 x 9'3 (3.51m x 2.82m)
Timber construction, wash hand basin with cold water supply, fitted air conditioning unit, power and lighting, Dimplex electric convector heater, windows overlooking the garden.

AGENT'S NOTE
The property benefits from fitted 4kw solar panels which bring in an income of over £2,000 per annum which continues until 2037.

SERVICES
Mains water, electricity and drainage. LPG gas fired heating. There is a back up generator with the property.

Fibre broadband is nearby at the end of the road with suggested speeds of up to 50 Mbs.

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.

WATER RATES
Severn Trent - to be advised.









LOCAL AUTHORITY
Council Tax Band: E
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Gloucester, proceed on the A417 towards Ledbury, passing through Maisemore, Hartpury and into Staunton. Turn right into School Crescent, proceed three quarters of the way down and the property will be found on your right hand side.

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

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

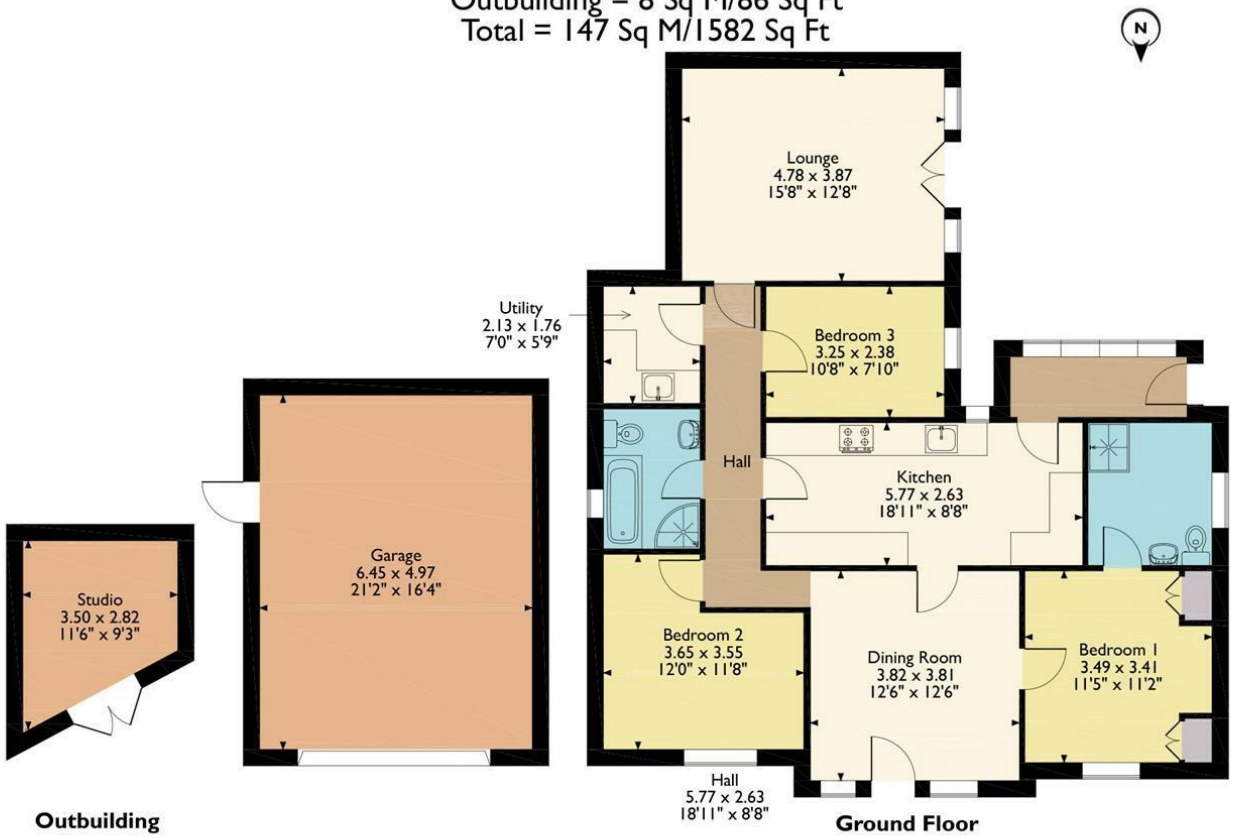




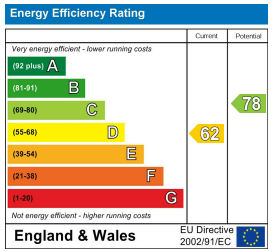


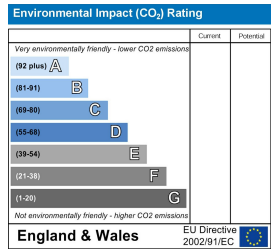
Freedom Cottage, School Crescent, Corse, Gloucester, Gloucestershire

Approximate Gross Internal Area
Main House = 107 Sq M/1152 Sq Ft
Garage = 32 Sq M/344 Sq Ft
Outbuilding = 8 Sq M/86 Sq Ft
Total = 147 Sq M/1582 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





MISREPRESENTATION DISCLAIMER

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