



Hillview School Crescent  
, Corse GL19 3RE



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Hillview School Crescent , Corse GL19 3RE

£975,000

**SET WITHIN APPROXIMATELY TWO ACRES OF BEAUTIFULLY LANDSCAPED GARDENS, IN A PEACEFUL AND UNSPOILT RURAL SETTING AT THE END OF A PRIVATE NO-THROUGH LANE, HILLVIEW IS AN EXCEPTIONAL DETACHED BUNGALOW OFFERING SPACIOUS & LUXURIOUSLY APPOINTED ACCOMMODATION THROUGHOUT. FEATURING A STUNNING MASTER SUITE, RECENTLY REFITTED KITCHEN, IMPRESSIVE 29FT SUN ROOM, QUADRUPLE GARAGE AND EXTENSIVE OUTBUILDINGS, THIS OUTSTANDING HOME COMBINES PRIVACY, ELEGANCE AND COUNTRYSIDE LIVING AT ITS FINEST.**

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.



The property is accessed via a upvc double glazed front door with frosted side panels into:

### ENTRANCE HALL

Tiled flooring, radiators, telephone point, access to roof space, spot lighting, glazed wooden door:

### LOUNGE

**18'8 x 15'5 (5.69m x 4.70m)**

Wood effect flooring, feature brick fireplace with inset cast iron log basket, radiator, front aspect window with glazed sliding doors into:

### DINING ROOM

**18'3 x 17'6 (5.56m x 5.33m)**

Wood effect flooring, Villager cast iron log burner, tiled hearth, exposed Bradstone wall, inset spot lighting, radiator, front aspect windows, side aspect bi-folding doors giving access to patio and gardens.

### KITCHEN

**18'5 x 11'5 (5.61m x 3.48m)**

Recently fitted kitchen comprising a range of base and wall mounted units with Quartz worktops and splash backs Island with breakfast bar area, SMEG six ring gas top range oven, SMEG dishwasher, stainless steel sink with mixer tap, space to house an American style fridge/freezer, inset spot lighting, polished tiled floor.

### CONSERVATORY/SUN ROOM

**29'2 x 21'2 (8.89m x 6.45m)**

Polished tiled flooring, side and rear aspect full height windows, French doors give access to wrap around patio, insulated vaulted ceiling, built in storage units and bar area, double radiator and a modern panelled radiator, glazed wooden door into:

### SIDE HALLWAY

Polished tiled floor, radiator, alarm controls, UPVC side door gives access to the gardens. Door into:

### BOILER ROOM

**8' x 5'8 (2.44m x 1.73m)**

Worktops, space for a chest freezer, polished tiled floor, Grant oil fired boiler, radiator, rear aspect frosted window.

### WC

**5'8 x 2'5 (1.73m x 0.74m)**

Polished tiled floor, wall mounted sink recess in addition, single radiator, wc, side aspect frosted window.





## UTILITY ROOM

**6'8 x 6'3 (2.03m x 1.91m)**

Double doors to additional airing cupboard with hot water tank, slatted shelving and storage space, polished tiled floor, partly tiled walls, double radiator, space for washing machine and tumble dryer, free standing fridge freezer with worktop area, rear aspect frosted window.

## MASTER SUITE

**17' x 12' (5.18m x 3.66m)**

Radiator, wall light fittings, side aspect window, side aspect French doors to patio and gardens.

## DRESSING ROOM

**15'3 x 10'3 (4.65m x 3.12m)**

His and hers triple double wardrobes, double radiator, side aspect window, spot lighting, opening through to:

## EN SUITE

**15' x 6'5 (4.57m x 1.96m)**

Contemporary bath tub with central mixer tap and shower head attachment, wall mounted wash hand basin, mixer tap, walk in wet floor shower with inset overhead and detachable showers, Victorian style flooring, tiled splashbacks, inset spot lighting, extractor fan, chrome heated towel rail, shaver point, side aspect frosted window.

## BEDROOM 2

**12' x 10' (3.66m x 3.05m)**

Radiator, front aspect window.

## BEDROOM 3

**11'2 x 10'8 (3.40m x 3.25m)**

Radiator, side aspect window.

## BEDROOM 4

**11'9 x 7' (3.58m x 2.13m)**

Wood effect flooring, single radiator, side aspect window.

## FAMILY BATHROOM

**11'6 x 5'2 (3.51m x 1.57m)**

Victorian style claw bath with inset over head and detachable shower system, wash hand basin, wc, single radiator, access to roof space, side aspect frosted window.

## OUTSIDE

Electric wrought iron gates provide access to a driveway which continues past the front door to the garaging and outbuildings. To the front of the property there is an open canopied area, the front gardens are laid to lawn with several trees planted all enclosed by hedging and fencing.

To the left of the bungalow a brick arch and wrought iron gate gives access to the formal garden which comprises sweeping wrap around Indian sandstone patio which in turn leads to a fishpond which is surrounded by a planted rockery and borders, pergola seating area, large expanses of flat lawns with beautifully planted borders, wooden built summer house, several seating areas offering beautiful view points, water tap, outside lighting. Beyond the formal lawns further paddock area which continues to an Orchard and compost area, all enclosed by fencing and hedging surround.

The driveway continues past the front of the property initially leading to:

### **DETACHED QUADRUPLE GARAGE**

**18'4 x 17'8 (5.59m x 5.38m)**

Via electric roller door, housing two cars, power and lighting, window.

Connecting door into:

**16'7 x 17'9 (5.05m x 5.41m)**

Accessed via a single electric roller door and pedestrian door, power, lighting, fitted second hand kitchen with one and a half bowl stainless steel sink and side aspect window.

A gravelled driveway continued to further:

### **GARAGE/STABLE BLOCK**

**17'4 x 10'4 (5.28m x 3.15m)**

Block construction with power and lighting, rear window.

To the rear of the plot there is a:

### **WOODEN BUILT GARAGE/STORE**

**23'4 x 19' (7.11m x 5.79m)**

Access from the front via a single up and over door, power and lighting, gravelled flooring.

### **SINGLE GARAGE**

**19' x 11'6 (5.79m x 3.51m)**

Via up and over door with side aspect window.

### **SERVICES**

Mains water, electricity and oil.

### **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

To be advised.

## LOCAL AUTHORITY

Council Tax Band: F

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 along for a few hundred yards and the property can be found at the last property on the lane on the left hand side.

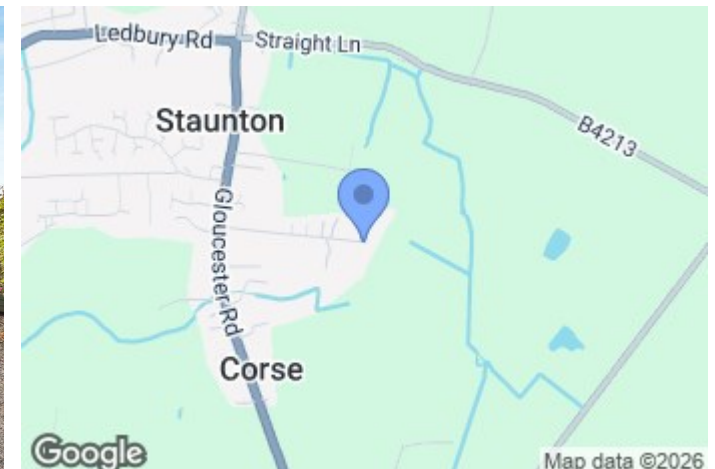
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## PROPERTY SURVEYS

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.



GROUND FLOOR  
3399 sq.ft. (315.8 sq.m.) approx.



TOTAL FLOOR AREA : 3399 sq.ft. (315.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |





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