

1 Cathedral View, Minsterworth GL2 8JG

£575,000

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• No onward chain • Four double bedroom detached home with en-suite to master • Multiple reception rooms providing versatile & flexible living accommodation • Private & enclosed rear garden with far reaching Countryside views • Detached double garage • Driveway providing off-road parking for multiple vehicles • Situated in the popular village & rural setting of Minsterworth • EPC rating TBC • Tewkesbury Borough Council - Tax Band F (£3,350.23 per annum) 2026/2027

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Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway
Spacious hallway provides access to the living room, kitchen, study and downstairs w.c located beneath the stairwell.

Living Room
Light and airy living room with feature fireplace and window overlooking the front aspect. Double doors open through to the conservatory whilst access is also provided to the dining room.

Conservatory
Allowing an abundance of natural light into the room via the many window, the conservatory overlooks the private rear garden providing an ideal extension to the living room. French doors open out to the garden itself.

Dining Room
Conveniently positioned between the kitchen and living the room, the ideal dining room is found with window providing further views to the rear garden.

Kitchen
The kitchen provides ample worktop and storage space with integrated appliances to include dishwasher, double electric ovens, microwave and four ring gas hob. A pantry style cupboard is also found whilst further access to the rear garden is provided by a second set of French doors. Access is also provided to the utility room.

Utility Room
Further worktop and storage space is provided alongside plumbing for an automatic washing machine. Door provides access to the side of the property.

Study
Ideal home office space with window overlooking the front aspect of the





property.

Downstairs W.C
White suite cloakroom comprises w.c and wash hand basin.

Landing
Spacious landing, with window overlooking the front aspect, provides access to an airing cupboard, all four bedrooms and to the family bathroom.

Master Bedroom
Double bedroom with window overlooking the rear aspect and access to the en-suite.

En-Suite
White suite shower room comprises w.c, wash hand basin, shower cubicle, heated towel rail and window with frosted glass overlooking the rear aspect.

Bedroom Two
Double bedroom with window overlooking the rear aspect.

Bedroom Three
Double bedroom with window overlooking the front aspect.

Bedroom Four
Double bedroom with window overlooking the front aspect.

Family Bathroom
White suite bathroom comprises w.c, wash hand basin, shower cubicle, bath and window with frosted glass overlooking the rear aspect.

Outside
To the rear, the property boasts a beautifully landscaped garden with both lawned and stone paved area providing ideal seating areas perfect for entertaining guests and alfresco dining throughout the summer months. Fencing and hedgerows help to create a private space. Far reaching countryside views behind the garden look all the way to Gloucester itself with a view of the Cathedral in the distance. Access is provided from the garden to the rear of the detached garage Which benefits from power and lighting and accessed from the front via two up and over doors. The driveway leads to the garage with off-road parking provided for multiple vehicles.

Location
The rural village of Minsterworth is located approximately five miles from the historic Gloucester City Centre, the location offers an active community with various countryside walks, natural wildlife throughout and public house the 'Severn Bore'. Gloucester city offers various amenities, shopping and transport







facilities, including direct train line to London Paddington. The internationally renowned Kingsholm Stadium, home to local rugby as well as various events throughout the years including music concerts and festivals, alongside the developed Gloucester Quays positioned alongside the historic Docklands offering a range of restaurants, cinema and bars are also within a short distance.

Tenure: Freehold.
Local Authority and Rates: Tewkesbury Borough Council - Tax Band F (£3,350.23 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Septic Tank.
Heating: Gas.
Broadband speed: Basic 3 Mbps, Ultrafast 1000 Mbps download speed.

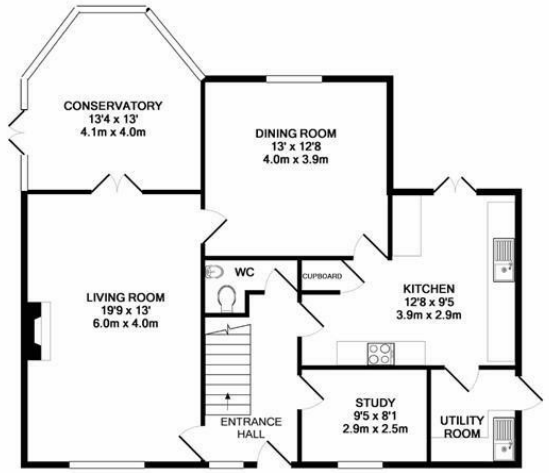
Mobile phone coverage: O2, Vodafone, EE, Three.

Material Information

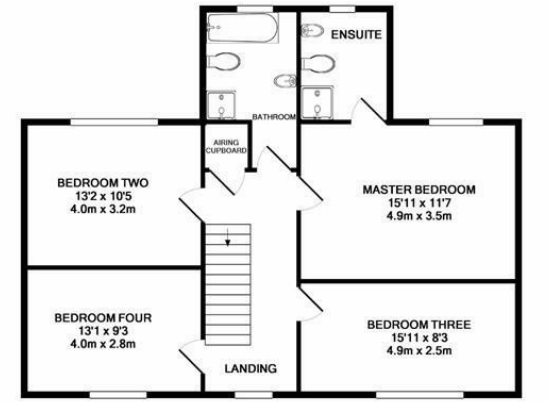








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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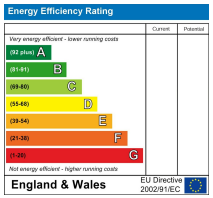
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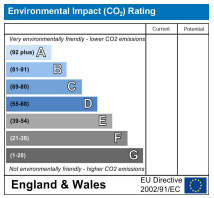
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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