



**R B WALTERS**  
ESTATE AGENTS



*Church Lane, Old Brookend, Berkeley,  
Gloucestershire, GL13 9SL.*

*£325,000*

Attractive cottage in positioned in a quiet lane with no passing traffic and just a stones throw from picturesque countryside walks ideal for those looking for an escape to the country yet retaining a close proximity to everyday amenities.

This red brick cottage offers spacious accommodation and is well presented by the current owner and enjoys a lovely location in this small hamlet on the outskirts of historic Berekeley. The ground floor has a living room and separate dining room, generous kitchen with utility room and then a conservatory and downstairs wc. The first floor has two double bedrooms and a bathroom whilst the second floor has a further double bedroom. Outside there is a pleasant front garden, good size rear garden with a decked area at the far end. Underneath the decking is storage or space for a small car to be parked off road with access via the lane behind.

Old Brookend is located just over a mile from Berkeley itself where you will find the historic castle and a range of local shops and amenities. Gloucester, Stroud, Dursley and Cheltenham can all be reached in a maximum of 30 minutes and the M5 is about 15 minutes away.

## Services

Mains Gas Central Heating, Electric, Mains Drainage, Mains Water, Broadband Available.

### *Entrance Hall*

### *Living Room*

10' 6" x 10' 4" (3.20m x 3.15m)

### *Dining Room*

10' 4" x 10' 0" (3.15m x 3.05m)

### *Kitchen*

13' 10" x 7' 11" (4.21m x 2.41m)

### *Utility Room*

7' 1" x 6' 7" (2.16m x 2.01m)

### *Cloakroom*

3' 10" x 3' 6" (1.17m x 1.07m)

### *Conservatory*

9' 4" x 6' 9" (2.84m x 2.06m)

### *First Floor Landing*





**Bedroom**  
13' 9" x 10' 3" (4.19m x 3.12m)

**Bedroom**  
10' 6" x 8' 9" (3.20m x 2.66m)

**Bathroom**  
7' 7" x 7' 5" (2.31m x 2.26m)

**Second Floor Landing**  
0' 0" x 0' 0" (0.00m x 0.00m)

**Bedroom**  
11' 4" x 10' 8" (3.45m x 3.25m)

**Outside**

**Front Garden**

**Rear Garden**



**Small Covered Parking Area**



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

952 ft<sup>2</sup>  
88.5 m<sup>2</sup>

Reduced headroom

24 ft<sup>2</sup>  
2.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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