



Charter Cottage School Crescent  
Corse GL19 3RE

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Charter Cottage School Crescent

£750,000

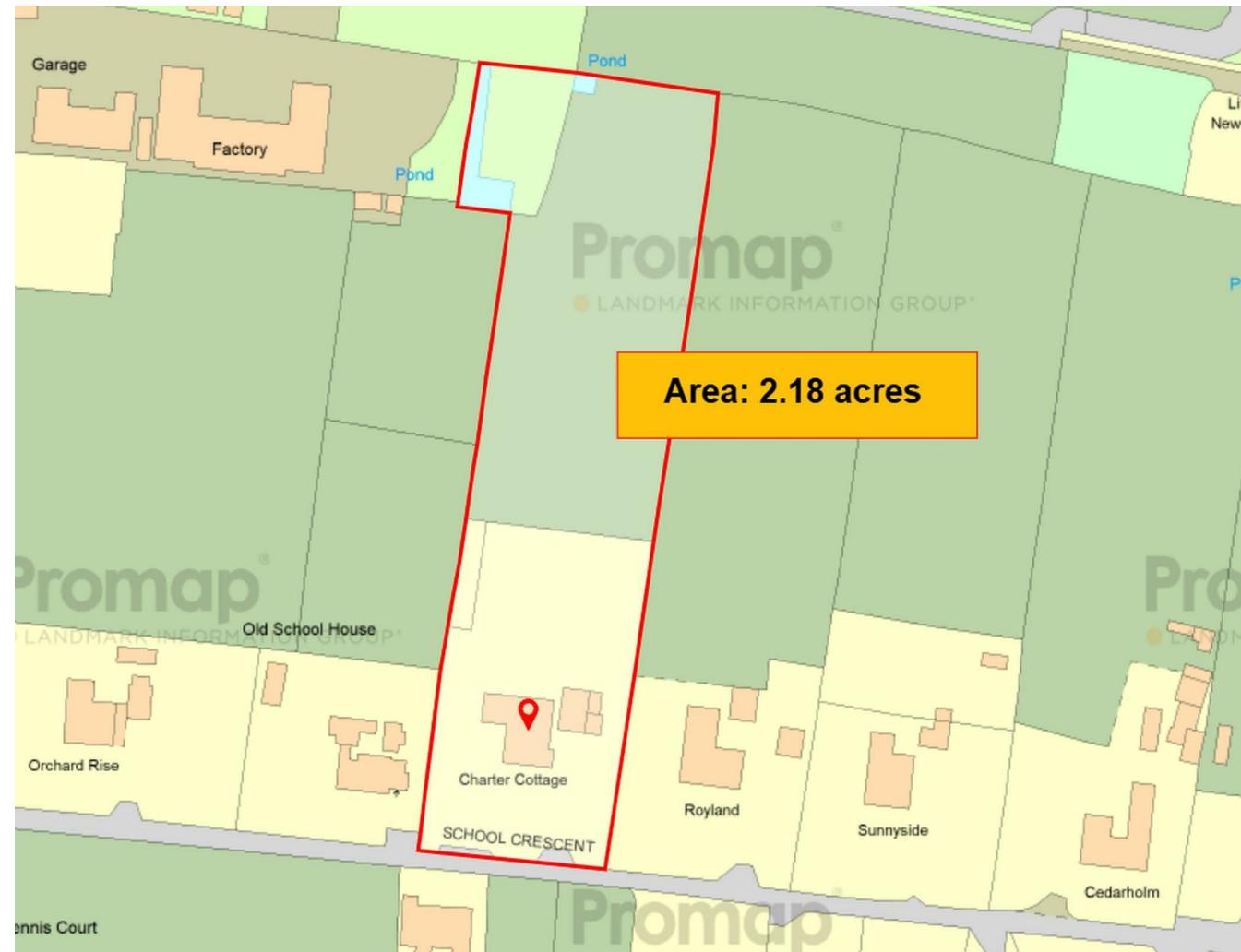
Corse GL19 3RE

A FOUR DOUBLE BEDROOM DETACHED BUNGALOW offering FLEXIBLE AND VERSATILE ACCOMMODATION, LARGE LOUNGE, KITCHEN / BREAKFAST ROOM, TWO FURTHER RECEPTIONS PLUS CONSERVATORY, DOUBLE GARAGE plus WORKSHOP, VARIOUS OUTBUILDINGS, LARGE GARDENS, ORCHARD, GROUND IN EXCESS OF TWO ACRES, all being offered with NO ONWARD CHAIN.

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.



Entrance from the side via fully glazed UPVC doors through to:

## **CONSERVATORY**

**15'6 x 10'10 (4.72m x 3.30m)**

Double radiator, outlook over the grounds. Fully glazed UPVC door leads through to:

## **SNUG / SPACIOUS ENTRANCE HALL**

**13'9 x 12'11 (4.19m x 3.94m)**

Wood burning stove with raised tiled hearth, double radiator, light tube, airing cupboard with slatted shelving, access to roof space.



## **LIVING ROOM**

**21'7 x 15'10 (6.58m x 4.83m)**

Wood burning stove, raised hearth, solid timber over, two double radiators, rear aspect window with a lovely outlook over the gardens, fully glazed sliding patio doors to the front patio. Opening through to:

## **DINING ROOM**

**17'4 x 12'0 (5.28m x 3.66m)**

Double radiator, rear aspect window with a superb unspoilt outlook over the gardens and ground.

## **KITCHEN**

**17'2 x 11'10 (5.23m x 3.61m)**

Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, central breakfast island, integrated appliances to include dishwasher, under counter fridge, five ring gas hob with cooker hood above, electric double oven, laminate flooring, radiator, UPVC double glazed patio doors through to the rear with a lovely unspoilt outlook over the gardens and grounds.

## **UTILITY**

**11'10 x 7'10 (3.61m x 2.39m)**

Single bowl sink unit with mixer tap, cupboard under, base and wall mounted units, hot water tank, plumbing for washing machine, space for fridge / freezer, side aspect window, half glazed UPVC door through to the rear gardens.

## **BEDROOM 1**

**11'9 x 11'1 (3.58m x 3.38m)**

Double radiator, fitted wash hand basin, tiled splashback, mirror over, front aspect window with a private outlook over the gardens.





## BEDROOM 3

**11'11 x 9'8 (3.63m x 2.95m)**

Double radiator, wash hand basin with tiled splashback and mirror over, front aspect window.

## BEDROOM 2

**12'8 x 11'11 (3.86m x 3.63m)**

Double radiator, front aspect window. Opening through to:

## JACK AND JILL EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, panelled surround, wash hand basin, close coupled WC, heated towel rail, side aspect frosted window. Door to:

## BEDROOM 4 / STUDY

**11'10 x 10'10 (3.61m x 3.30m)**

Shelving, radiator, built-in storage cupboard, door to Jack and Jill En-Suite, door to hallway, side aspect window.

## BATHROOM

Suite comprising bath with shower attachment over, pedestal wash hand basin, tiled splashback, close coupled WC, single radiator, extractor fan, shaving point.

## SHOWER ROOM

Fitted double walk-in shower, panelled surround, vanity wash hand basin with cupboards below, close coupled WC, heated towel rail, side aspect frosted window.

## OUTSIDE

From the lane, a pebbled driveway leads through to a parking and turning area suitable for the parking of several vehicles. This leads to:

## DOUBLE CAR PORT

## DOUBLE GARAGE

**20'9 x 20'6 (6.32m x 6.25m)**

Accessed via two single up and over doors (one electric roller shutter door and one manual roller shutter door), eaves storage, power and lighting, side aspect window. Opening through to:

## WORKSHOP

**21'0 x 10'11 (6.40m x 3.33m)**

Power and lighting, rear aspect window, personal door to the side.

There is a log store and a further lean-to attached to the side of the garage.

To the front of the property, there is a patio area, a good sized lawned area, various fruiting trees, separate five bar gated access to the front. From either side, access can be gained through to the rear of the property and the main area of ground. There is a large paved patio area with pergola over, further lawned area, flower beds and borders, mature shrubs, bushes and trees, outside lighting, outside taps, cultivated vegetable produce area with raised beds, large and smaller greenhouse, caging for raspberries etc. The gardens continue into an area containing an orchard, specimen trees, a small wildflower meadow and a natural pond. The garden has a natural hedging boundary and amounts to just over two acres.

## **SERVICES**

Mains electricity, water and drainage, air source heat pump.

## **AGENT'S NOTE**

The air source heating was fitted in January 2022 under the domestic renewal heat incentive, of which there is still approximately £6,000 due over the next three years.

The solar panels are approximately 16 / 17 years old and have approximately 7 / 8 years to run on the feed in tariff. The solar panels bring in an annual income in excess of £3,000 per annum.

## **MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**

The vendors have advised that fibre network is connected directly to the property.

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 confirmed.

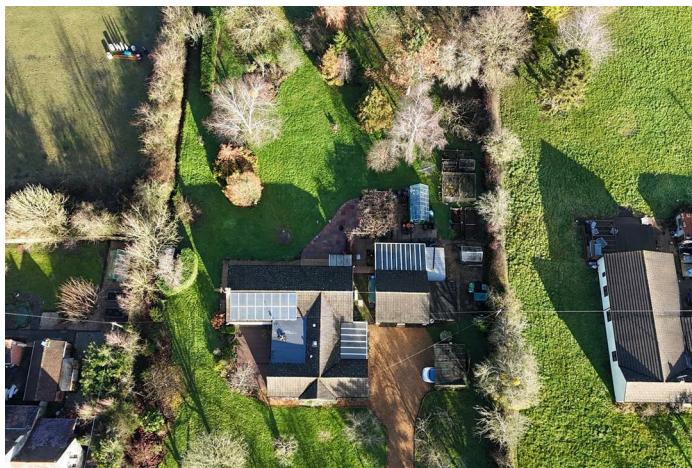
## **LOCAL AUTHORITY**

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 will be found on your left hand side as marked by our 'For Sale' board.

what3words - ///tight.deflated.owes

## 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.



Charter Cottage, School Crescent, Corse, Gloucestershire  
 Approximate Gross Internal Area  
 Main House = 199 Sq M/2142 Sq Ft  
 Garage/Workshop = 61 Sq M/657 Sq Ft  
 Total = 260 Sq M/2799 Sq Ft



**Ground Floor**

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**

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

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





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