



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Kingfisher Cottage Uley, Dursley,
GL11 5BT

Price Guide
£725,000



ATTRACTIVE UPDATED THREE BEDROOM DETACHED CHARACTER COTTAGE IN DELIGHTFUL SEMI-RURAL SETTING, SET WITHIN THE GROUNDS OF THE FORMER STOUTSHILL SCHOOL. GROUND FLOOR ACCOMMODATION COMPRISES OF ENTRANCE HALL, OPEN PLAN KITCHEN/FAMILY ROOM WITH OVEN AND HOB, LIVING ROOM, UTILITY ROOM AND DOWNSTAIRS CLOAKROOM. ON THE FIRST FLOOR ARE TWO GOOD SIZED DOUBLE BEDROOMS, A THIRD SINGLE BEDROOM AND BATHROOM WITH SEPARATE BATH AND SHOWER CUBICLE. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, LARGER THAN AVERAGE GARDENS AND DRIVEWAY WITH PARKING. ENERGY RATING E.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



Kingfisher Cottage Uley, Dursley, GL11 5BT

SITUATION

This stunning property is located in the Cotswold village of Uley. The village is situated on the lower slopes of the Cotswold escarpment and is in an Area designated as one of Outstanding Natural Beauty. The village facilities include post office/shop, primary school, village hall and church. A wider range of shopping facilities are available in Dursley and Stroud centres along with secondary schooling. Uley is well located for commuting throughout the south west including the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. There are railway stations at both Stroud and Cam with connections to the National Rail network.

DIRECTIONS

If travelling from Dursley, proceed out of town in an easterly direction on the B4060 into the village of Uley. As you enter the village you will find a bus shelter and telephone box on the right hand side, turn right just prior to the telephone box, proceed passing the next turning on the right and continue up the incline turning first right into Stoutshill and immediately right along the track passing the first property on the right and Kingfisher Cottage can be found next property with parking in front of you and at the rear of the cottage.

DESCRIPTION

This most attractive stone detached property formed part of the former Stoutshill School and has been in the same family ownership since the 1960s. The property stands in a good size plot with views and the property has been renovated in recent years with the refitting of the kitchen and bathroom, decoration, plastering, along with heating and wiring. Kingfisher Cottage offers a rare opportunity to purchase a renovated cottage situated in this superb semi-rural location on the outskirts of this extremely popular Cotswold Village. The accommodation comprises: entrance hall leading to living room, spacious modernised kitchen opening into family room/dining room with ground floor utility and cloakroom. On the first floor there are two good size double bedrooms with a third single bedroom and large family bathroom with both bath and shower cubicle. The property benefits from gas fired radiator central heating and has many features including exposed beam along with attractive Gothic style window and the property must be seen to be fully appreciated.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ON THE GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, wooden front door, ceiling spot lights, under stairs storage cupboard.

LIVING ROOM 4.38m x 3.58m (14'4" x 11'8")

Two windows to side and one to front, built-in cupboard, block flooring, double radiator, exposed beam, fire recess.

KITCHEN 3.90m x 3.55m (12'9" x 11'7")

Having a range of modern shaker style wall and base units with solid wood work surfaces over incorporating ceramic hob, stainless steel splashback and cooker hood over, deep enamel Belfast style sink, plumbing for dishwasher, space for fridge/freezer, two windows, double radiator, ceiling spot lights, attractive wooden flooring. Opening to:

DINING ROOM/FAMILY ROOM 5.00m x 3.68m (16'4" x 12'0")

Having two windows, two radiators, inset ceiling spot lights, matching wooden flooring.

INNER HALLWAY

Wooden door to side, radiator, opening to:

UTILITY SPACE 2.42m x 1.98m narrowing to 1.25m (7'11" x 6'5" narrowing to 4'1")

Having work surface, plumbing for washing machine, gas boiler, laminate flooring.

CLOAKROOM

Having WC and wash hand basin.

ON THE FIRST FLOOR

LANDING

Having window to side, radiator, part vaulted ceiling.

BEDROOM ONE 5.00m x 3.77m (16'4" x 12'4")

Having windows to two aspects, two radiators, exposed beam, access to loft space.

BEDROOM TWO 4.43m x 3.77m (14'6" x 12'4")

Having Gothic style window, further window, exposed beam, built-in wardrobe and radiator.

BEDROOM THREE 2.72m x 1.98m (8'11" x 6'6")

Having window and radiator.

BATHROOM

Having panelled bath, wash hand basin, WC, shower cubicle with mixer shower, stainless steel towel rail, inset ceiling spot lights.

EXTERNALLY

The property is accessed via a shared driveway leading to parking area at the rear of the property. The garden is of a particularly good size and laid to lawn with attractive beech hedging, patio area, shrub, tree, lawn, garden shed and views.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected: Gas fired radiator central heating.

Council Tax Band: D

Access - The owner of Kingfisher Cottage has the right to pass and re-pass at all times and for all purposes over and along the drive. There is the responsibility to pay one fifth of the cost of repairing and maintaining the Lower Drive but not of improving or enlarging or resurfacing it.

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

By appointment with the owner's sole agents as over.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

