**Brookside Cottage Mill Lane**
Witcombe, Gloucester GL3 4TE

STEVE GOOCH
ESTATE AGENTS | EST 1985

# Brookside Cottage Mill Lane

## Witcombe, Gloucester GL3 4TE

**Offers In Excess Of £465,000**

**EXTENDED FOUR BEDROOM DETACHED BUNGALOW with a 21FT DOUBLE GARAGE, a 22FT LOUNGE with a wood burner, SOLAR PANELS and a 13FT UPVC DOUBLE GLAZED CONSERVATORY situated down a single track lane in a LOVELY SEMI RURAL LOCATION.**

Extended four bedroom detached bungalow with a 21ft double garage, a 22ft lounge with a wood burner, solar panels and a 13ft upvc double glazed conservatory situated down a single track lane in a lovely semi rural location.

Accommodation comprises 10ft hallway, lounge with a wood burner, conservatory, fitted kitchen, dining room, bedroom one with fitted wardrobes, bedroom two, bedroom three, bedroom four and the bathroom with a separate shower enclosure.

Outside at the front of the property you have a block paved driveway, a garden that is laid to lawn with flower borders and a further driveway.

Around to the rear there is a pleasant enclosed garden with a paved patio, lawn and a wooden built shed.

Whitminster is a village and civil parish in Gloucestershire. It was formerly known as Wheatenhurst, the name being changed officially in 1945. Whitminster is a fast-growing village due to its proximity to the M5 motorway, with Bristol, South Wales and the south Midlands all within an hour's drive, and plans for additional new housing were announced in Spring 2017.
It has one pub, 'The Old Forge', a village shop, a chip shop, a C.O.E primary school, a Chinese restaurant and takeaway, and an Indian takeaway. There is also a recently refurbished hotel and wedding venue, The Whitminster Inn which is run by a family business. They are the only venue in Gloucestershire to provide high quality, English, Chinese and Indian food all under one roof.

Double glazed front door leads into:

## ENTRANCE HALLWAY
### 10'5 x 7'9 max (3.18m x 2.36m max)
Two single radiators, telephone point, cloaks hanging space, coved ceiling, storage cupboard housing the gas fired combination boiler.

## LOUNGE
### 22'9 x 11'9 max (6.93m x 3.58m max)
Fireplace housing a wood burning stove with a Cotswold stone style exposed chimney breast, wooden surround and a tiled hearth, tv point, single radiator, double glazed window to front elevation overlooking the surrounding area.

## CONSERVATORY
### 13' x 7'8 (3.96m x 2.34m)
Brick and upvc double glazed construction with a polycarbonate roof, double radiator, tiled floor, wall lights, door to side elevation.

## KITCHEN
### 9'9 x 9'8 (2.97m x 2.95m)
Oak fronted base and wall mounted units, granite worktops and splashbacks, single bowl sink unit with a chrome mixer tap, plumbing for automatic washing machine, fully tiled walls, tiled floor, downlighters, built in fridge, double glazed window to rear elevation.

## DINING ROOM
### 12'7 x 9'3 (3.84m x 2.82m)
Single radiator, coved ceiling, double glazed window to front elevation overlooking the surrounding area.

## BEDROOM 1
### 12'7 x 12'6 max (3.84m x 3.81m max)
Built in wardrobe, coved ceiling, single radiator, double glazed window to front elevation.

## BEDROOM 2
12'7 x 10' (3.84m x 3.05m)
Single radiator, coved ceiling, double glazed window to rear elevation overlooking the garden.

## BEDROOM 3
12'1 x 9'9 (3.68m x 2.97m)
Single radiator, coved ceiling, access to loft space, double glazed window to rear elevation.

## BEDROOM 4
9'2 x 9'1 (2.79m x 2.77m)
Single radiator, coved ceiling, double glazed window to front elevation.

## BATHROOM
9' x 7'6 (2.74m x 2.29m)
White suite comprising panelled bath, walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, tiled floor, fully tiled walls, chrome heated towel rail, shaver point and light, downlighters, double glazed window to rear elevation.

## OUTSIDE
The front garden is laid to lawn with flower borders, plants, shrubs, bushes, trees and a block paved driveway providing off road parking which leads to a:

## DOUBLE GARAGE
21' x 19'7 (6.40m x 5.97m)
Two electric up and over doors to front elevation, storage space over, single radiator, power and lighting.

There is also an additional driveway providing off road parking.

To the rear there is a paved patio with flower borders, plants and bushes, also a lawn with further plants, shrubs, bushes and trees, wooden built garden shed and all is enclosed by panelled fencing.

## SERVICES
Mains water, electricity, gas and drainage.

## WATER RATES
To be advised.

## 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.

## LOCAL AUTHORITY
Council Tax Band: F
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

## 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

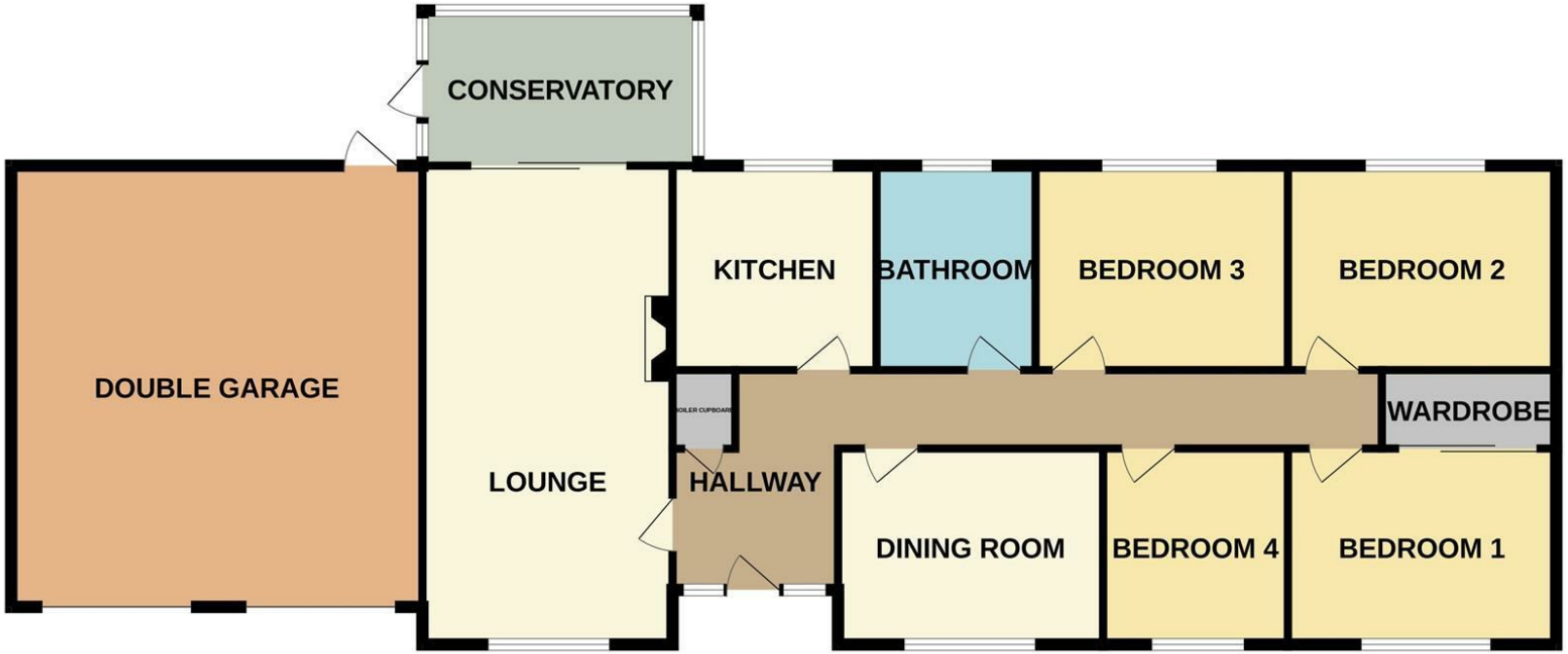
## DIRECTIONS
From Ermin Street Brockworth proceed across the roundabout with the public house and petrol station onto Cirencester Road and proceed along here turning left into Mill Lane where the property can be located on the left hand side.

## 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.




TOTAL FLOOR AREA : 1709 sq.ft. (158.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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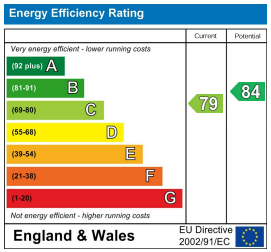


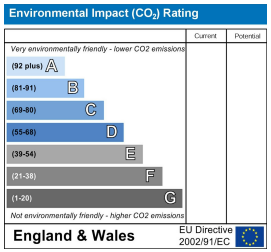


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