



15 Merretts Orchard, Slimbridge, Gloucester GL2 7DS

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## 15 Merretts Orchard, Slimbridge, Gloucester GL2 7DS

Nestled within the exclusive and highly sought-after Merretts Orchard development in Slimbridge, this individual and attractive five double bedroom detached family home occupies one of the finest positions within this private cul-de-sac. Beautifully enhanced and impeccably maintained by the current owners, the property offers over 2,000 sq. ft. of stylish and versatile accommodation, finished to an exceptional standard throughout.

Extensively renovated in 2022, the property has undergone a comprehensive programme of improvements, including new windows throughout, the installation of solar panels, contributing towards the property's impressive EPC Rating of B, a stunning bespoke kitchen/breakfast room with integrated appliances, Quartz worktops, a Quooker boiling water tap and underfloor heating. The adjoining utility room has been finished to the same high specification with matching units and worktops, while all bathrooms have been stylishly replaced with contemporary suites. Outside, a newly laid rear patio provides the perfect space for outdoor entertaining.

The ground floor offers beautifully balanced and versatile accommodation, comprising an impressive kitchen/breakfast room, separate utility room, spacious lounge with an attractive bay window to the front, separate dining room, downstairs cloakroom and an integrated double garage.

Upstairs, the property continues to impress with five generous double bedrooms. The principal bedroom and second bedroom both benefit from their own luxurious en-suite shower rooms, while the remaining bedrooms are served by a beautifully appointed family bathroom featuring both a separate shower and bath.

Externally, the property enjoys a private driveway providing ample off-road parking, a front garden, and a stunning rear garden with open views across adjoining fields, creating a wonderful sense of privacy and a picturesque backdrop.





Beautifully landscaped and designed for both relaxation and entertaining, the garden also benefits from two versatile outbuildings, one of which is equipped with power and lighting, making it ideal as a home office, gym, studio or hobby room.

### **Anti-Money Laundering (AML) Compliance**

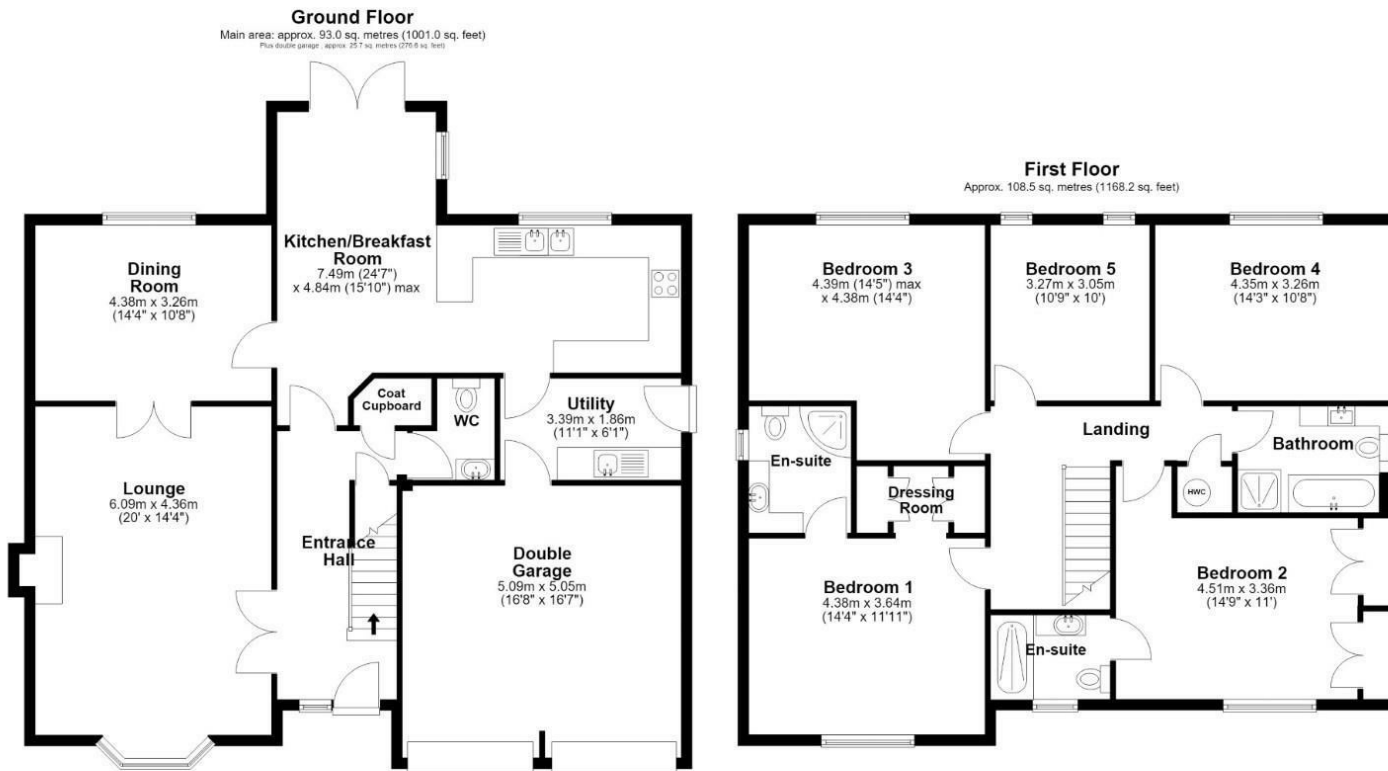
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

- Individual five double bedroom detached family home
- Exclusive position within the sought-after Merretts Orchard development
- Beautifully renovated and modernised throughout in 2022
- Over 2,000 sq. ft. of versatile accommodation
- Solar panels installed in 2022
- Excellent EPC Rating B
- Bespoke kitchen with integrated appliances
- Quartz worktops, Quooker boiling water tap and underfloor heating
- Private driveway with ample parking
- Landscaped rear garden with views onto open fields





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Main area: Approx. 201.5 sq. metres (2169.1 sq. feet)  
Plus double garage, approx. 25.7 sq. metres (276.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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