



40 Woodmancote, Dursley GL11 4AQ

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Located in the sought-after area of Woodmancote, Dursley, this impressive period property boasts a commanding elevated position and offers a wealth of generous accommodation spread over two floors. Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home. The ground floor features two delightful bay-fronted reception rooms, both of which overlook the front of the property, providing a bright and inviting atmosphere.

At the rear, you will find a well-appointed kitchen/breakfast room with integral fridge, freezer, oven with gas hob, enhanced by dual aspect windows that allow natural light into the room. A door from this area leads to the conservatory which in turn opens up to the extensive rear garden. A convenient cloakroom is also located on the ground floor, accessible from the conservatory.

Ascending to the first floor, the landing area leads to three generously sized double bedrooms, two of which offer bay windows with lovely views of St Mark's Church and the hillside beyond. Completing this level is a family bathroom, ensuring ample facilities for family living.

One of the standout features of this property are its beautifully established gardens. The front garden is adorned with a striking Spruce tree and provides driveway parking for multiple vehicles, leading to a detached garage. The substantial rear garden is a true oasis, featuring a lower patio area with path that leads to various lawned sections, an abundance of plants, trees, and shrubs, including a fig tree, grapevine, and various fruit trees. Multiple seating areas and two outbuildings/storage sheds enhance the outdoor experience, making it perfect for relaxation and entertaining.

This property offers a perfect blend of period charm and modern convenience, making it an ideal choice for families and those seeking to make a wonderful family home.





Woodmancote is nestled below Stinchcombe Hill and there is easy access to local walks and rides on the fringes of the Cotswold Way. The house is well positioned for access to the Town Centre of Dursley with its shopping centre, Sainsbury's Supermarket, leisure centre/swimming pool, library, doctor's surgery and dentists. Rednock Secondary School is within walking distance and there are excellent primary schools nearby. For those commuting to the major hubs of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide day to day travelling routes and there is a mainline train station at Box Road, Cam for access to London Paddington via Gloucester or Bristol.

Anti-Money Laundering (AML) Compliance

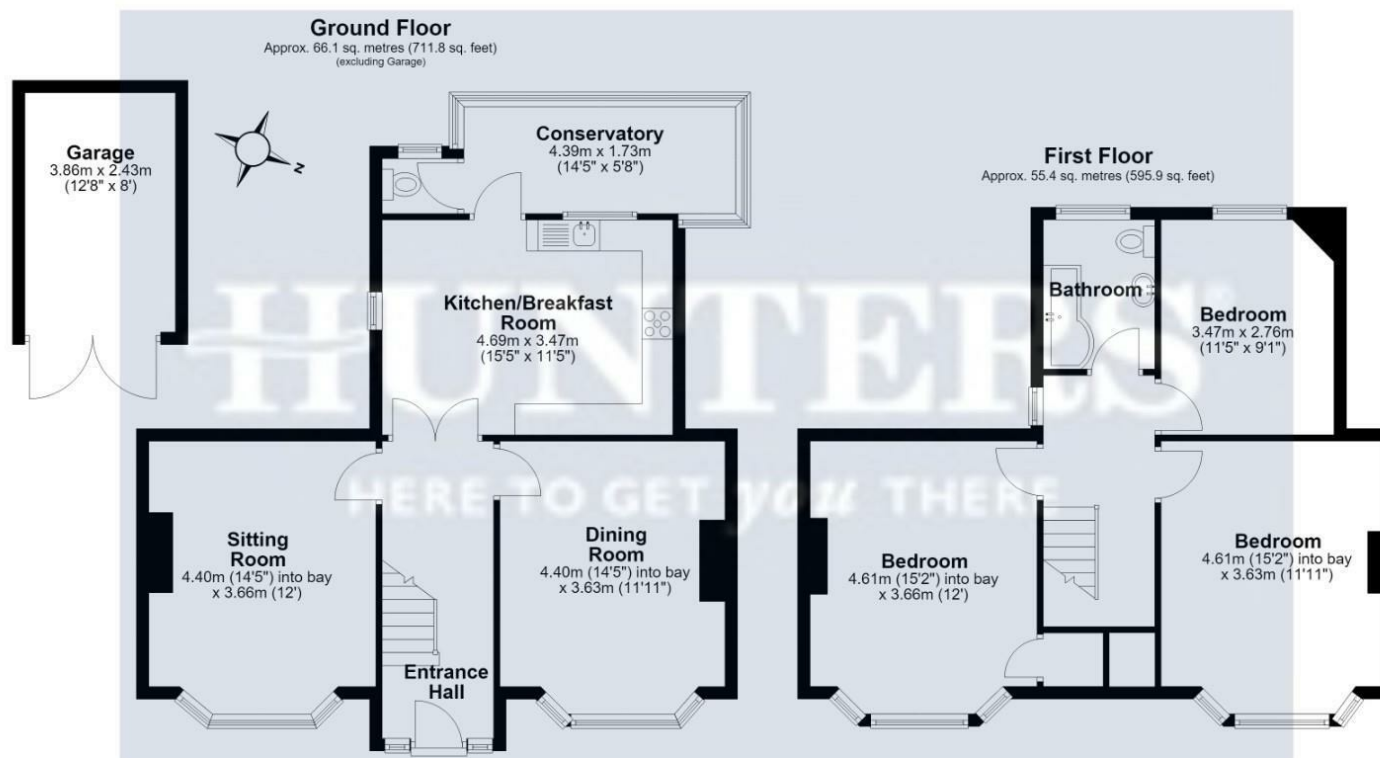
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.

- Substantial Detached Period Property in Popular Location
- Two Reception Rooms with Bay Windows
- Fitted Kitchen/Breakfast Room and Conservatory
- Downstairs Cloakroom
- Three Double Bedrooms and Family Bathroom
- Established Front Garden with Driveway Parking for Multiple Cars
- Generous Rear Garden with Various Seating Areas
- Detached Garage
- No Onward Chain





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.



Total area: approx. 121.5 sq. metres (1307.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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