



1 Bridge Farm
Maisemore GL2 8JB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £599,950

Maisemore GL2 8JB

An EXTENDED FOUR DOUBLE BEDROOM DETACHED EXECUTIVE STYLE FAMILY HOME, THREE RECEPTIONS to include STUNNING FAMILY ROOM with VAULTED CEILING, MASTER EN-SUITE, SAT CENTRALLY WITHIN ITS OWN PLOT amounting to ONE FIFTH OF AN ACRE, PART CONVERTED DOUBLE GARAGE and OFF ROAD PARKING, situated in a HIGHLY POPULAR VILLAGE LOCATION with CLOSE ACCESS TO THE CYCLE PATH INTO GLOUCESTER.

The village of Maisemore has a good Community atmosphere catering for all ages with various sporting groups, drama groups, church, local public house, modern village hall, business centre, nursing home, primary school in the neighbouring village of Hartpury, with the senior school catchment area being Newent.

The city centre of Gloucester is approximately 2 miles away and access to the M5 (junction 11) is approximately 6 miles away for the Midlands, North, Wales and South West.



Entrance via front door into:

OAK FRAMED OPEN PORCH

6'5 x 5'4 (1.96m x 1.63m)

Ornate tiled flooring, front and side aspect windows. Opening through to:

ENTRANCE HALL

Stairs leading off, inset spotlighting, panelled radiator, under stairs storage.

Door to:

LOUNGE

16'0 x 12'0 (4.88m x 3.66m)

Cast iron log burner with slate hearth, radiator, front aspect window. Glazed French doors into:

KITCHEN / DINING ROOM

20'8 x 11'0 (6.30m x 3.35m)

Alternatively accessed from the entrance hall. Modern fitted kitchen with a range of base and wall mounted units, wooden worktops and tiled splashbacks, Belfast sink unit with mixer tap, four ring induction hob with extractor fan over, integrated dishwasher, integrated oven, space for freestanding fridge / freezer, built-in wine rack, exposed engineered wooden floorboards, inset spotlighting, two radiators, rear aspect windows, bi-folding doors to patio and gardens. Door to:

UTILITY ROOM

11'0 x 7'0 (3.35m x 2.13m)

Range of base and wall mounted units with wooden worktops and tiled splashbacks, single drainer Belfast sink with mixer tap, plumbing for washing machine, space for tumble dryer, built-in wine rack, tiled flooring, spotlighting, rear aspect window.

STUDY

8'9 x 8'6 (2.67m x 2.59m)

Spotlighting, radiator, front aspect window overlooking the gardens.

OPENING FROM ENTRANCE HALL LEADS TO:

INNER HALLWAY AREA

This continues to:





FAMILY ROOM

17'9 x 15'0 (5.41m x 4.57m)

Recently constructed, a light and airy space with vaulted ceiling, three Velux roof lights, inset spotlighting, under floor heating, dimmer switch lights, full height front window, side aspect bi-folding doors to the front patio and gardens. Door to:

REAR HALL

9'2 x 5'2 (2.79m x 1.57m)

Ornate tiled flooring, spotlighting, consumer unit, manifolds for the under floor heating which runs through this part. Door to garage.

CLOAKROOM

9'0 x 4'3 (2.74m x 1.30m)

WC, vanity wash hand basin with Belfast sink and mixer tap, ornate tiled flooring, spotlighting, extractor fan, side aspect frosted window.

DOUBLE GARAGE (L SHAPED)

18'3 max x 16'6 max (5.56m max x 5.03m max)

Access to the front via two up and over doors, the double garage has been partially converted and has power and lighting, glazed wooden door to the rear leading to the gardens. The garage has the consumer unit and solar panel electronics.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space via pull down ladder, inset spotlighting, front aspect window.

MASTER BEDROOM

12'7 x 12'0 (3.84m x 3.66m)

Additional built-in double wardrobe, radiator, front aspect window.

EN-SUITE

7'3 x 5'9 (2.21m x 1.75m)

Modern walk-in double shower cubicle with glazed screen, inset overhead and detachable showers, vanity wash hand basin with mixer tap and cupboard below, WC, tiled splashbacks, ornate tiled flooring, inset spotlighting, extractor fan, chrome heated towel rail, side aspect frosted window.

BEDROOM 2

11'0 x 9'5 (3.35m x 2.87m)

Additional built-in double wardrobe, single radiator, rear aspect window.

BEDROOM 3

10'2 x 9'5 (3.10m x 2.87m)

Additional built-in double wardrobe, single radiator, front aspect window.

BEDROOM 4

11'0 x 7'9 (3.35m x 2.36m)

Single radiator, rear aspect window.

BATHROOM

7'8 x 7'1 (2.34m x 2.16m)

Modern suite comprising P-shaped bath with overhead and detachable shower systems, WC, vanity wash hand basin with mixer tap and cupboard below, tiled walls, ornate tiled flooring, spotlighting, chrome heated towel rail, rear aspect frosted window.

OUTSIDE

The plot amounts to one fifth of an acre. A pedestrian gated access with pathway, leads to the main front door and the parking area and garages. The larger than average front garden is laid to lawn with purple slate, planted beds, mature hedging and fencing surround. There are several semi-mature trees planted and the gardens offer really good levels of privacy. A pedestrian gated side access leads to the rear. At the side of the property, a tarmac driveway, suitable for the parking of three cars, leads up to the double garage. The rear garden has a large patio seating area, outside water tap, gardens laid to lawn for low maintenance with several fruit trees and other screening trees planted ensuring good levels of privacy, all enclosed by wood panelled fencing. There is a bin storage and recycling area, an air source heat pump to the rear and a nine panel solar array which contributes to lower energy bills.

SERVICES

Mains water, drainage and electricity, air source heat pump, solar panels which lower the energy bills of the property.

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.

WATER RATES

Severn Trent - to be confirmed.





LOCAL AUTHORITY

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

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 along the A417 into Maisemore, taking the first left into Bridge Farm, where the property can be located on the right hand side as marked by our 'For Sale' board.

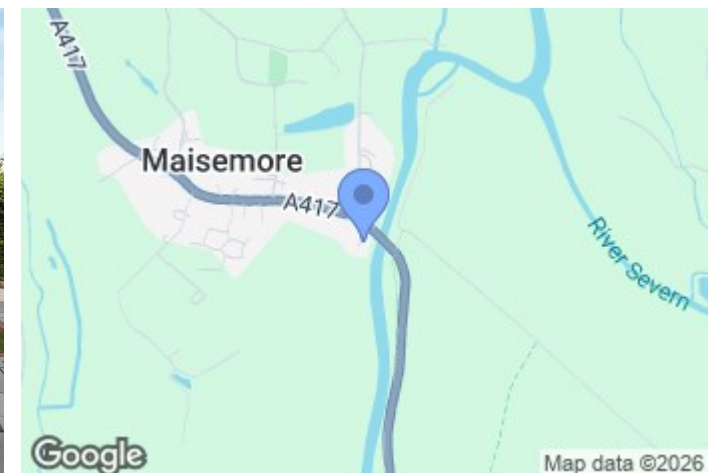
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PROPERTY SURVEYS

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.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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) A		
(81-91) B		
(69-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
83	84	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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