



Brookside Cottage Mill Lane

Witcombe, Gloucester, GL3 4TE

Offers in excess of £465,000



Murdock & Wasley Estate Agents are delighted to present this exceptional five-bedroom detached bungalow, occupying a wonderful semi-rural position down a peaceful single-track lane. Extended to create a beautifully proportioned and highly versatile home, the property seamlessly combines generous living accommodation with a tranquil countryside setting. Further benefits include a substantial double garage, a delightful conservatory, solar panels, and mature surrounding gardens, making this a rare opportunity to acquire a superb family home in an enviable location.



Entrance Hall

Accessed via wooden glazed secure door, power points, wall mounted radiator, door to airing cupboard. Doors lead off:

Lounge / Dining Room

Television point, data point, power points, fireplace with log burner inset, space for dining table, wall mounted radiator, front aspect double glazed window. Sliding upvc double glazed door leads off:

Kitchen

Range of base, drawer and wall mounted units, inset sink unit with mixer tap over, stone worksurfaces. Appliance points, power points, range cooker with extractor hood over. Integral dishwasher, space for wash machine. Wall mounted radiator, partly tiled walls, tiled flooring, inset ceiling spotlights, rear aspect double glazed window.

Bedroom One

Power points, wall mounted radiator, built in wardrobes, front aspect double glazed windows.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Four

Power points, wall mounted radiator, access to loft via hatch, rear aspect double glazed window.

Bedroom Five

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with taps over and storage below, panelled bath with taps over, step in cubicle with shower over, wall mounted heated towel rail, tiled walls, tiled flooring, inset ceiling spotlights, rear aspect frosted double glazed window.

Conservatory

Of brick base with power points, wall mounted radiator, side and rear aspect upvc double glazed windows, side aspect upvc double glazed door leading to the garden.

Double Garage

Access via two electric up'n'over doors with power and lighting. Personnel door provides access to the garden.

Outside

To the front of the property a garden laid to grass whilst bordered by flower beds and enclosed by low level wooden picket fencing. A bloc paved driveway provides parking for two vehicles directly in front of the garage with a bloc paved bath leading to the front door. A metal gate provides access to the rear. Another drive laid to concrete, secure by a metal gate provides further off road parking.

To the rear of the property a flagstone patio provides space for garden furniture with a flagstone bath leading across to a garden laid to grass whilst bordered by flower beds and mature shrubs and enclose by wooden fencing and hedgerow.

Services

Mains water, gas, electricity and drainage.

Solar - We have been advised that the property benefits from solar panels, of which are fully owned, which drastically reduce the yearly energy bills for the property.

Tenure

Freehold

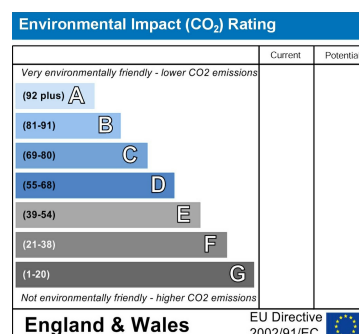
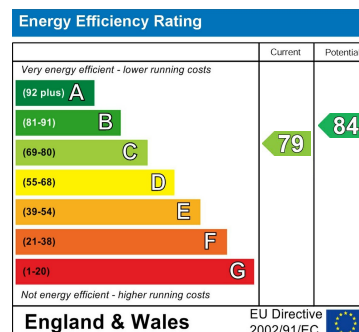
Local Authority

Tewkesbury Borough Council

Tax Band: F

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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