



**Sandhurst Lane, Sandhurst GL2 9NP**  
**£425,000**





## Sandhurst Lane, Sandhurst GL2 9NP

- No onward chain
- Picturesque countryside cottage
- Four double bedrooms
- Extensive living accommodation with charming cottage kitchen
- Envious garden room overlooking St Lawrence's Church
- Feature wood burning stove
- Single garage and generous off road parking
- Viewing highly advised

**£425,000**

### Accommodation

Charming upon approach, the property steps into an inner hallway, generous in size, the space is ideal for those with dogs, children and such like, having direct access to the attached garage before leading through to the ample sized utility space offering various storage units, wash sink, room for freestanding appliances and personal use door to the rear garden. The space continues though to the versatile ground floor reception, ideal for those working from home, requiring a hobby space or a fourth ground floor bedroom.

Stepping through from the inner hall, the open kitchen dining room provides a charming cottage kitchen offering extensive storage throughout alongside royal green double hob AGA with feature brick surround in addition to integrated low level oven, four ring electric hob, dishwasher and fridge. With dual aspect views across both the gardens, rear courtyard and the village cricket green to the front create a charming space that lends itself to becoming the heart of the home providing plentiful space for a large family dining table. Leading through the property opens into the generous sized living family space with feature wood burning stove, the area is flexible and lends itself to families before continuing to the enviable garden room. Overlooking the surrounding countryside, in the shadows of St Lawrence's church, the bright and airy room lies adjacent to the rear courtyard creating an ideal space to enjoy the summer months. The ground floor is completed with the formal entrance hall which is accessed via the living room, currently utilised to create an office space before providing stairs to the first floor alongside the shower room offering ground floor w.c.

The first floor continues to offer three double bedrooms with an exceptionally generous master offering dual views across the surrounding countryside. The property is completed with a good sized family bathroom offering white suite with 'p shaped' bath with shower over, wash hand basin and w.c, in addition to various storage cupboards throughout the bright and airy landing.

### Outside

The charm of this 1950's cottage is immediately noticed upon approach with a generous sized gravel driveway, ideal for those with multiple vehicles, camper vans or such like which in turn leads to the attached single garage with an up and over door, power and lighting. Offering generous lawn, to the front of the gardens is scattered with spring bulbs and mature planting to offer a picturesque cottage garden before wrapping around the side of the property to provide space for vegetable plots, chickens or such like alongside secure garden shed, greenhouse and personal use door to the garage. The garden is completed to the rear, offering various lawn areas and courtyard style patio adjacent to the garden room ideal for entertaining in the summer months.

### Location

Located only three miles from the historic Gloucester City Centre, the village of Sandhurst is ideally situated for those seeking a rural position with the benefit of being a short distance from city amenities. With various countryside walks, active Cricket ground and village hall offering a weekend 'bar,' alongside a regular bus route, the village community is perfect for families, working professionals and those seeking a rural position.

### Local Authority, Services & Tenure

Tewkesbury Borough Council - Tax Band D.  
Mains water, drainage, oil, electric and LPG gas.  
Freehold.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**01452 398010**

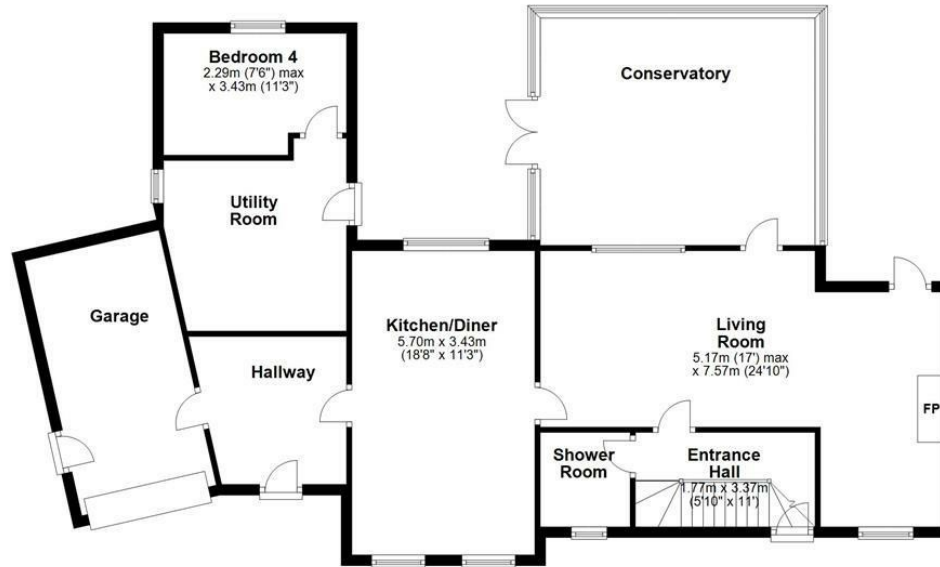
**docks@naylorpowell.com**

**www.naylorpowell.com**



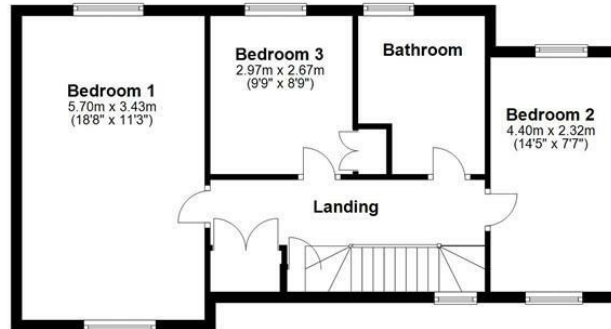
**Ground Floor**

Approx. 119.8 sq. metres (1289.4 sq. feet)



**First Floor**

Approx. 57.4 sq. metres (617.6 sq. feet)



Total area: approx. 177.2 sq. metres (1907.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan  
Plan produced using PlanUp.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

