



Greenfields

Eldersfield | Gloucestershire | GL19 4NX



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4 BEDROOMS



3 BATHROOMS

A superb, spacious, detached, cottage-style bungalow with 4 bedrooms/3 bathrooms, ample parking, mature private gardens with oak-framed pergola, in all approx. $\frac{1}{4}$ acre, offered with no onward chain.

Greenfields has the ease and convenience of a bungalow yet the appearance of a cottage. The property has undergone major refurbishment, the first being an extension to both ends of the original house in 2012, and more recently, in 2023, an extensive refurbishment to bring up to modern expectations including the conversion of the former garage into a luxurious 4th bedroom with en-suite shower room.

The accommodation now comprises: Entrance Lobby with stable-door; Sitting Room with log-burner; Kitchen with 2-oven Aga, electric cooker, leading open-plan through to the Dining Room with French doors overlooking the garden; Main Bedroom with French doors leading to the rear, gravelled garden area and en-suite Shower Room; Bedroom 2 with en-suite shower room; Bedroom 3 looking towards the front of the property and Bedroom 4, which adapts perfectly to a Home Office if preferred. There is a further Bathroom and a small Utility Room, that has a door leading to the rear garden area.





The garden is enclosed and private, fenced to be secure for dogs and tortoises, and has a recently installed oak framed pergola, perfectly situated for a large al-fresco dining table, comfortable outdoor sofas or a hot-tub. At the front of the property double gates lead to a gravelled parking area, with space for 2 cars. Mains water, septic tank drainage, oil fired central heating and Aga, electricity (with 3-phase available in the area if required) and Pure Fibre high-speed broadband.

Accommodation:

A stable-style front door leads to:

Entrance Porch

With tiled floor and space for coats & boots.

Inner Hallway

L-Shaped with built in cloaks cupboard & airing cupboard with radiator, and access to:

Sitting Room - 4.8m x 3.4m

Log burner housed in small fireplace, front aspect window overlooking the garden and countryside.

Kitchen - 5.8m x 2.9m

Range of bespoke kitchen units with granite work surfaces, Belfast sink, integral electric oven with 4-ring ceramic hob, fridge and dishwasher, shelving, 2-oven Aga, rear aspect window, and door leading to a small **Utility Room** and half-glazed door to the rear garden.

Dining Room - 4.9m x 3.6m

With space for a large dining table or smaller table with sofas, French doors leading to a patio and the garden, side and rear aspect windows.





Bedroom 1 – 5.2m x 4m

French doors leading to rear garden and a door leading to:

En-suite – 2.26m x 1.8m

Shower cubicle and tray, washbasin, WC, heated towel rail, extractor fan & heater, side aspect frosted window.

Bedroom 2 – 5.2m x 4m

With front aspect high-level window, a cupboard housing the oil-fired boiler and a door leading to:

En-suite – 2.26m x 1.8m

Shower cubicle and tray, modern cupboard unit with integral washbasin and WC, heated towel rail, extractor fan and overhead sun tunnel.

Bedroom 3 - 5m x 3.6m

Built in cupboard with shelving and hanging rail, front aspect window with countryside views.

Bedroom 4 - 3.3m x 2.5m

Rear aspect window and access to loft.

Bathroom - 2.5m x 2.4m

White suite with modern panelled bath with shower over, tiled surrounds, washbasin, WC, heated towel rail, tiled floor and rear aspect frosted window.

OUTSIDE

Oak framed Pergola – 5m x 2.7m

With bamboo screening to side and rear and adjacent kitchen and bar area.

Garden Shed – 1.8m x 2.4m

Wooden with double access doors and small window.

The property has lovely mature gardens to the front, side and rear with various mature flower borders, shrubs, bushes, trees etc., patio areas, pond, lawned area, raised beds, outside lighting, tap, open fields to the front side & rear. The plot measures approx. ¼ acre.











SITUATION

Nestled within a delightful hamlet forming part of the village of Eldersfield, Greenfields is a perfect village property set in a perfect village location. Literally surrounded by green fields this deceptively spacious bungalow offers a haven for a family, retirement or is suitable as an investment property with a good potential income from holiday lets. It is within easy walking distance of the idyllic village gastro pub, The Butchers Arms. Cheltenham, Tewkesbury, Ledbury, Malvern and Gloucester are all equidistant and easily accessible, being within a 20 minute drive from the property, as is the M50 and M5. Chase End, the first of the Malvern Hills is just a 10-minute drive from the village. Eldersfield's church, St John the Baptist, is a beautiful medieval building with an iconic landmark spire in the midst of some of the most beautiful countryside imaginable. Eldersfield has a vibrant primary school, Ofsted rated Outstanding, with attainment levels significantly above the national average. Hartpury College & University, a leading Sports, Agricultural & Equestrian establishment, is only a short 5 mile drive from the property.

LOCATION:

Mileages: Staunton & Corse 2.5 miles, Tewkesbury 7.5 miles, Ledbury & Gloucester 10 miles, Malvern & Cheltenham 13 miles, Worcester 20 miles, Birmingham 48 miles.

Major roads: M50 (Jct 2) 6 miles, M5 (Jct 9) 8.75 miles

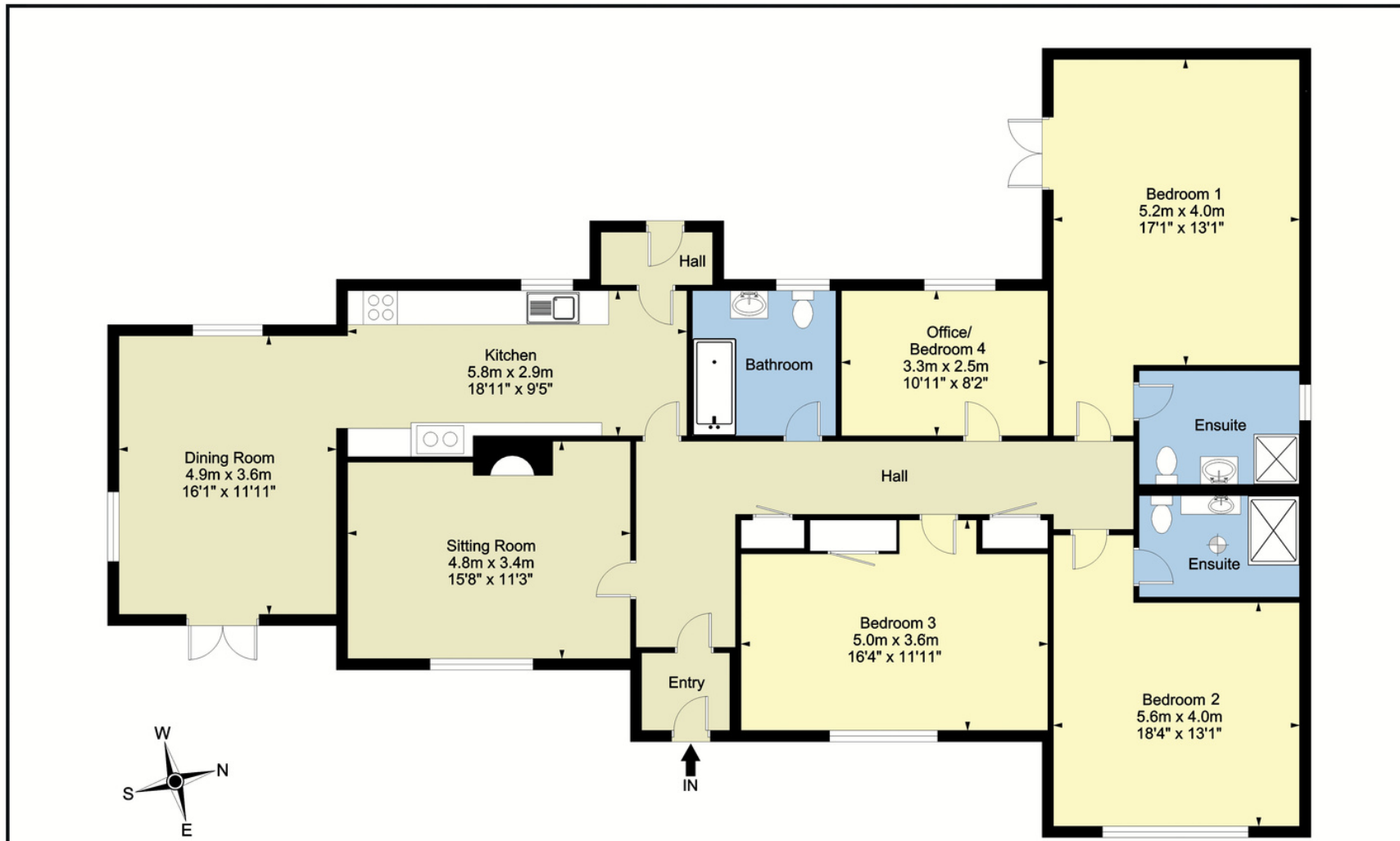
Railway: Ledbury, Gloucester, Cheltenham

Airport: Birmingham and Bristol (53 miles)









FLOOR PLAN

Greenfields, Lime Street, Eldersfield, Gloucester

Gross Internal Area - 157 sq m / 1689 sq ft



DISCLAIMER:

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 the employment of Keller Williams has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



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