



Gable Cottage Old Road, Maisemore GL2 8HS

£300,000



Gable Cottage Old Road, Maisemore GL2 8HS

- No onward chain
- Grade II listed cottage dating back to the 17th century
- Character features throughout
- Off-road parking for approximately four to five vehicles
- Mature front and rear gardens
- Rural location with far reaching countryside views

£300,000



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Accommodation

Upon arrival to the property, the front door is sheltered by an attractive storm porch. The entrance hall has doors leading off to the living room, kitchen and stairs to the first floor. The living room, to the right of the entrance hall, spans the depth of the home with dual aspect windows overlooking the front and rear gardens. This room has a cosy feel with wooden beams and an open fireplace with brick surround. The kitchen/diner can be found to the left of the entrance hall and has windows overlooking the front garden and driveway to the side of the home. There is a good range of wall and base mounted units with a laminate worktop and a traditional oil fired Rayburn whilst also providing space for an undercounter fridge and electric oven. From the kitchen there is access to the rear hall which has doors leading off to the bathroom, utility room, pantry and additional storage cupboard below the stairs. The bathroom has a corner shower cubicle with electric shower, wash hand basin and WC. The utility room has room for a range of electrical appliances and gives access to the rear garden.

To the first floor of the home are three bedrooms. The master bedroom has well appointed storage within the eaves alongside built in wardrobes and an en-suite WC. Windows overlook the front and side of the home. From the landing useful storage cupboards and access to the attic through a ceiling hatch is provided.

Outside

An attractive brick wall with hedging leads you into the property via the five bar iron gates. The front garden is mainly laid to lawn with well-established borders and space for the oil tank. The driveway leads through the front garden and to a garage at the rear. A concrete hard standing area provides parking for several vehicles. The rear garden has a large expanse of lawn with mature hedging and close board fencing. There is a hard standing for a summer house and further outbuildings for additional garden storage. Far reaching countryside views compliment the rear garden with views as far as Cheltenham.

Location

Situated north of the historic City of Gloucester on the west side of the River Severn, Maisemore provides its parishioners with the experience of countryside living alongside the convenience of being located 4 miles from the City Centre. With an active Village Hall, various country and riverside walks, an authorised Severn Bore site as well as local schooling and post office in the near by village of Hartpur 2 miles away. This rural location is idea for families and those looking to enjoy the good life.

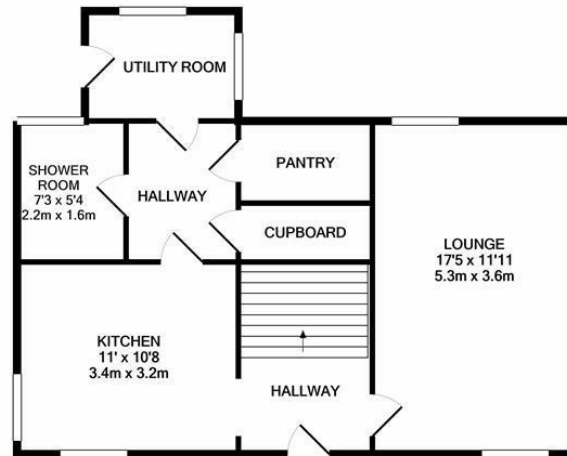
Local Authority, Services & Tenure

Tewkesbury Borough Council - Tax Band D.

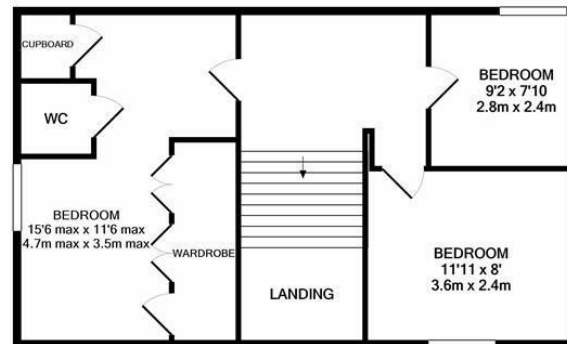
Mains water, drainage and electric. Oil heating.

Freehold.





GROUND FLOOR
APPROX. FLOOR
AREA 710 SQ.FT.
(65.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1361 SQ.FT. (126.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

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.

