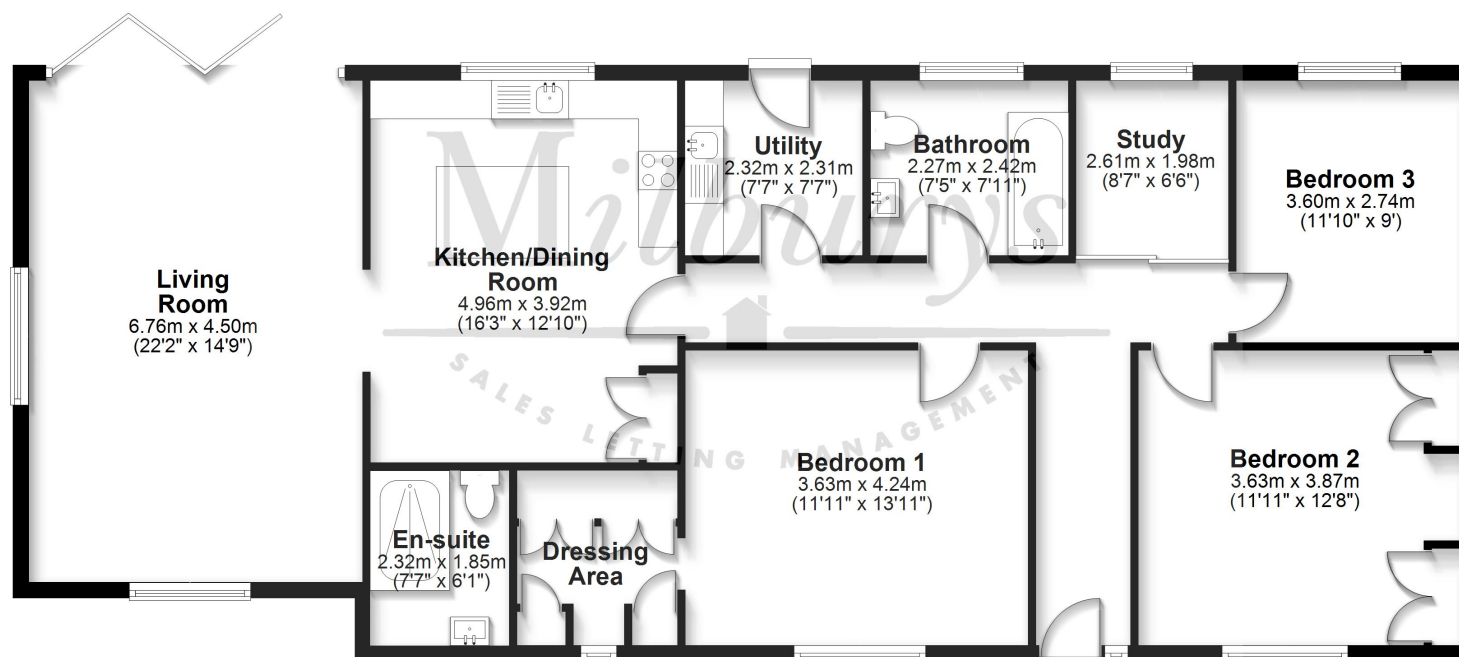






## Ground Floor

Approx. 102.4 sq. metres (1102.2 sq. feet)



Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

# 'Shepherds Cottage', Lower Stone, Gloucestershire GL13 9DN

Milburys are thrilled to present to the market this unique, detached and extended bungalow that offers fantastic family living space in a rural setting with rolling countryside views stretching out for miles. 'Shepherds Cottage' has been fully renovated to the highest of standards. From a full rewire to a fabulous new roof, no stone has been left unturned. So if you are looking for a home that is 'move in' ready then look no further. Beginning with the lounge, a fantastic size, dual aspect with bi-fold doors allowing for inside/out living which is a must for enjoying these incredible summer days and perfect for deer spotting across the fields. The sophisticated 'Howdens' kitchen/diner is perfectly situated for entertaining! Modern in design, pristinely presented, with integrated appliances, breakfast bar and plenty of space for the all important dining suite. Moving along the property, to the three/four bedrooms. The luxury principal bedroom offers a dressing area with fitted wardrobes and cabinets and a ensuite shower room with vanities and heated towel rail. Bedroom two, again a fantastic size with fitted wardrobes and an electric feature fireplace. The family bathroom is clean and fresh, with shower over bath, vanities and heated towel rail. The sizable utility completes the property! Externally, an incredible garden with patio area ideal for alfresco dining. The gated driveway allows parking for multiple cars which leads to a garage/workshop that comes with planning should you wish to develop further. We highly recommend you call today to book your tour. No Chain!!

## Situation

The hamlet of Lower Stone is situated 4.7 miles to the north-east of Thornbury High Street, away from main roads & motorways yet just 2 miles from J14 of the M5. An accessible rural setting with all the byways of the Berkeley Vale right on the door step. Along the same lane, the neighbouring village of Rockhampton has St Oswald's church with its 14th Century tower and a thriving cricket club - [www.rockhamptoncc.com](http://www.rockhamptoncc.com). The nearest secondary school is The Castle School in Thornbury - [www.thecastleschool.org.uk](http://www.thecastleschool.org.uk) and to the north lies the historic town of Berkeley with its medieval castle.

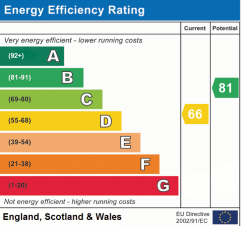
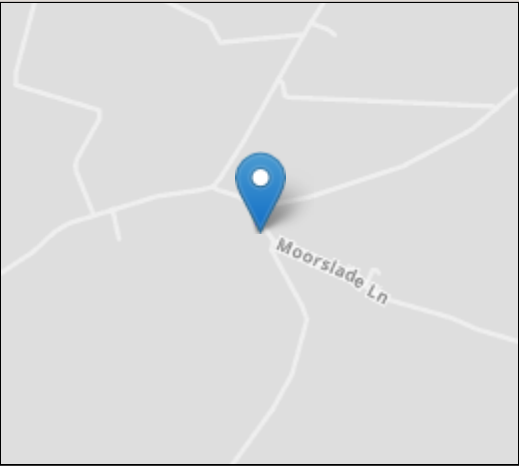
## Property Highlights, Accommodation & Services

- Detached And Extended Bungalow Located On A Generous Plot
- Fully Renovated And Finished To A High Standard
- A Rural Setting With Rolling Countryside Views Perfect For Deer Spotting
- Three Double Bedrooms And One Single/Study
- A Dual Aspect Lounge With Bi-Fold Doors Ideal For 'Inside-Out' Living
- Smart Fitted Kitchen/Diner With Separate Utility
- Principal Bedroom With Dressing Area And Ensuite Shower Room
- Extensive Parking Leading To A Great Size Garage With Lean To Workshop (Planning Permission Granted Should You Wish To Develop)
- An Incredible Garden With Large Patio Backing Onto Countryside Fields
- No Chain!!

## Directions

Leave Thornbury heading north on the Gloucester Road. As you reach the edge of town turn left, signposted 'Rockhampton'. Travel through the village, past Thornbury Rugby Club and out the other side past the cricket club. As you approach a junction in Lower Stone, follow the bend to the right and then right into Moorslade Lane. Shepherds Cottage is the second property on the right.

## Local Authority & Council Tax - Stroud District Council - Tax Band E



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