

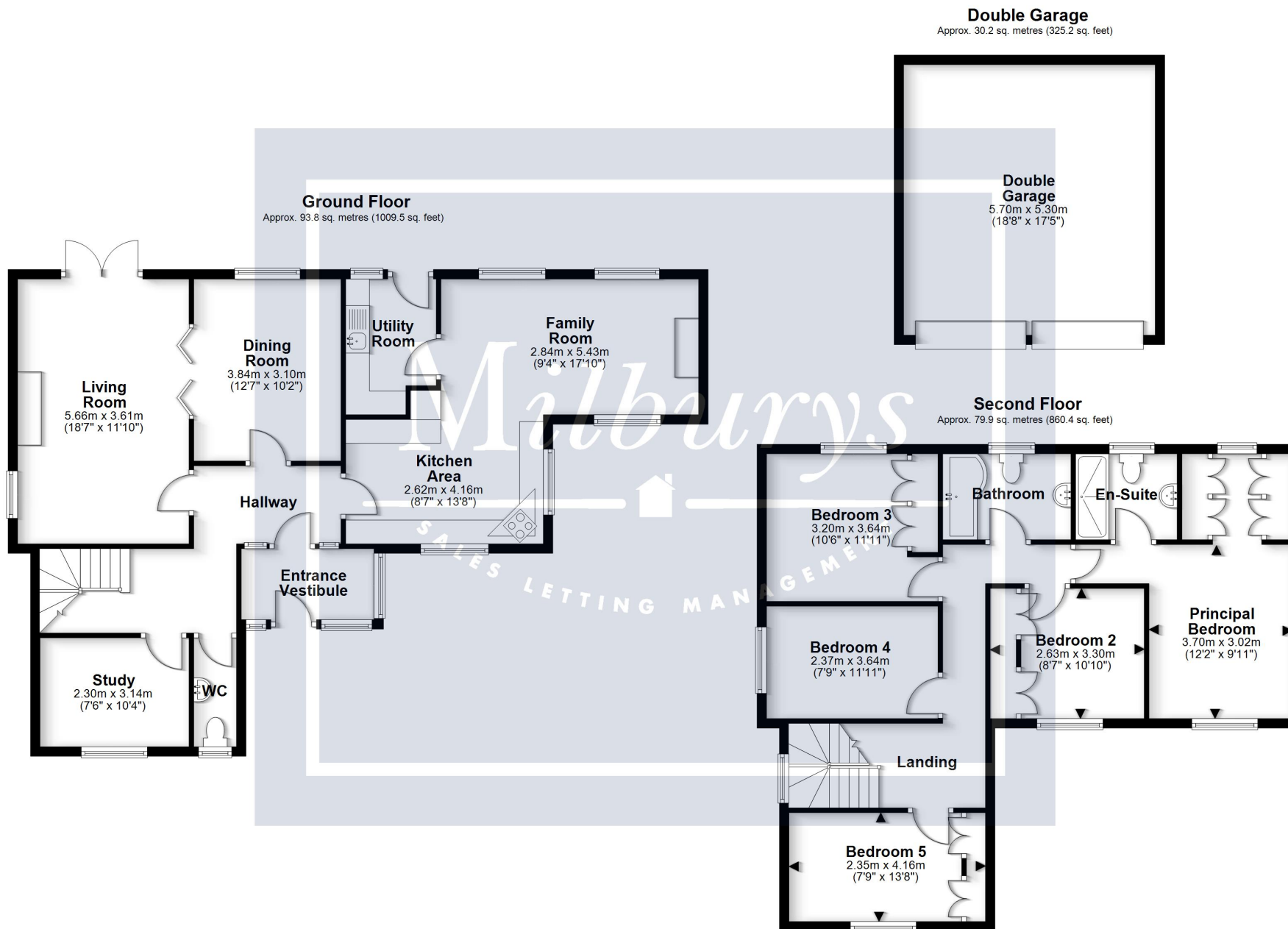
Milburys

SALES LETTING MANAGEMENT



1 Church Cottage, Stone, Berkeley, Gloucestershire GL13 9JY

P.O.A.



1 Church Cottage, Stone, Berkeley, Gloucestershire GL13 9JY

This stunning modern home is secreted away on a private drive, shared with just one other neighbouring property, facing each other across a courtyard with plenty of parking and a double garage to boot! It sits on a generous, level and south-facing plot with beautifully tended gardens behind, overlooked from the full-width covered rear patio - ideal for barbecues and al-fresco dining with our British weather! Fantastic family accommodation with five bedrooms, a dressing area, an en-suite shower room and a family bathroom. Living space includes the dual-aspect living room with an open fireplace and French doors to the garden, plus a separate dining room and a study/playroom. There is a smart fitted and extended kitchen/dining/family room - perfect open-plan space for entertaining family and friends - and everything is presented 'just so'. Practical benefits include a cloakroom, a utility room, double-glazing and LPG central heating. The village primary school is just a short stroll across the road and country walks start almost from the front gate. A great opportunity to buy a well-loved home in a popular village setting just minutes away from M5 J14!

Situation

The village of Stone is situated approximately 1 mile from junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. In the last Ofsted report the local primary school in the village was rated 'Outstanding'. Secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood. In nearby Falfield, approximately one mile away, is a general stores and post office and Thornbury with it's range of amenities is approximately 4 miles distance providing supermarkets, post office, restaurants and Leisure Centre/Golf Club.

Property Highlights, Accommodation & Services

- Exclusive Village Setting, One Of Just Two Private Homes
- Substantial Modern Detached Family Home
- Living Room, Dining Room, Study
- Five Bedrooms, En-Suite, Family Bathroom
- Open-Plan, Kitchen/Dining/Family Room
- Cloakroom, Utility Room
- LPG Heating, Double-Glazing
- Generous Plot, With Beautifully Tended South-Facing Gardens
- Full-Width Rear Canopy/'Verandah'
- Double Garage With Electric Doors

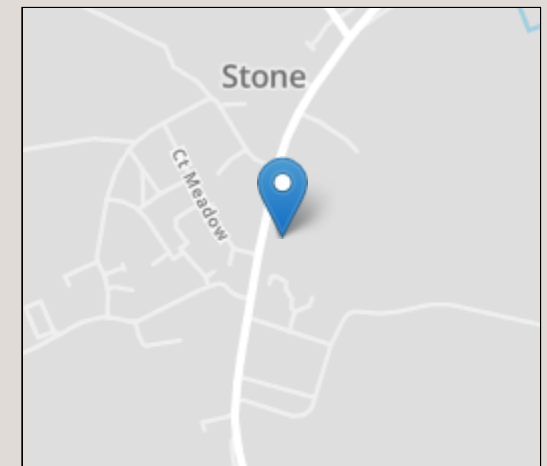
Directions

From J14 of the M5, take the A38 north. Once arriving in the village of stone, look out for the second 'island' in the road and turn right immediately after into the driveway leading to 1 Church Cottage an its immediate neighbour. Bear round to the right and park in front of the garage.

Local Authority & Council Tax - Stroud - Tax Band F

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	42
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk







