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Farfield , Shutter Lane
Gotherington GL52 9EZ

£499,950



SOLD STC

Set in an attractive village location is this substantial stone built three double bedroom detached house. The property offers spacious well planned living accommodation with generous lounge, dining room, fitted kitchen, cloakroom and utility area. On the first floor there is a family bathroom and three double bedrooms, to the exterior is an attractive mature front garden with two separate driveways leading to two garages. To the rear of the property there is an attractive enclosed rear garden. The village of Gotherington offers many amenities to include well regarded infants and junior school, village inn and restaurant, post office stores and community centre. No onward chain.

The accommodation comprises: entrance porch leading to entrance hall with parquet flooring and doors to under-stairs storage cupboard, lounge and kitchen, stairs to galleried landing and first floor living accommodation. Lounge: double aspect windows, feature Cotswold stone fire-place fitted with gas fire, parquet flooring, doors to dining room. Dining room: door to conservatory. Conservatory: ceramic tiled flooring, lighting and a panel radiator, double doors to garden. Kitchen: window to rear garden fitted with a matching range of eye and base level storage units, electric cooker point, space and plumbing for washing machine and appliance space, door to utility area and cloak room. Built-in storage cupboard and door to rear garden. Cloakroom with WC.

First floor: galleried landing window to front aspect, trap to loft space, doors to bathroom and bedrooms one, two and three and built-in airing cupboard. Bathroom: window to rear aspect, white suite comprising bath fitted with rain style head shower and shower screen, vanity unit and WC. Bedroom one: double aspect windows and built-in double wardrobe.

Bedroom two: with built-in wardrobe. Bedroom three: double aspect windows and wooden laminate flooring.

Exterior: The property is enclosed with low walling and two sets of double wrought iron gates giving access to two separate driveways offering hard standing for four vehicles leading to two garages. Front garden being laid to lawn and well stocked with various flower and shrub borders. Rear garden is enclosed being laid to lawn with attractive flower and shrub borders and has gated side access.

First garage: power and light and wall mounted gas combination boiler Second garage: power and light and pedestrian door to rear garden

Lounge: 17' 10 x 11' 10

Dining room: 11' 9 x 9' 4 max

Kitchen: 9' 6 x 9' 2

Conservatory: 10' 9 x 8'

Bedroom one: 14' 3 max x 11' 8 max

Bedroom two: 11' 9 x 10' 7

Bedroom three: 16' 2 x 8'

First garage: 16' 9 x 7' 10

Second garage: 18' 5 x 10'







Total area: approx. 162.1 sq. metres (1745.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	