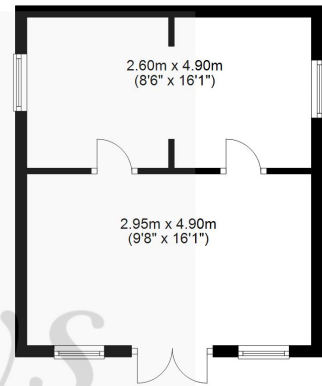
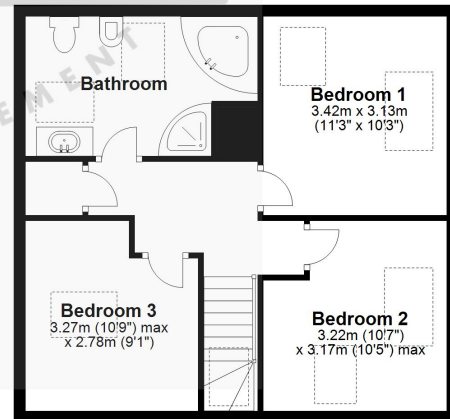


Summer House
Approx. 27.7 sq. metres (297.6 sq. feet)

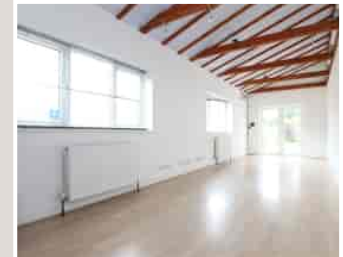


First Floor
Approx. 48.6 sq. metres (522.7 sq. feet)



Total area: approx. 203.1 sq. metres (2186.3 sq. feet)

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



Green Acre Lodge, Breadstone, Berkeley, Gloucestershire GL13 9HF

'Green Acre Lodge' is a very distinctive and individual detached home tucked away in the hamlet of Breadstone amidst other dwellings, farms and rural businesses. It enjoys a generous level plot at the end of a gravelled driveway with plenty of parking and turning space. The garden is mainly laid to lawn, with a smart decking area and a large wooden summer house/home office. Stepping in through the front door you will find a spacious studio room on your left hand side, also used as a bedroom. Moving on inside is an airy open plan living space, part separated into two areas by an open archway, before moving on to the recently fitted kitchen breakfast room and conservatory beyond with French doors to the garden. There is also a useful utility space connecting outside to both sides, plus a ground floor cloakroom and a further utility room as well. Upstairs we find three bedrooms and a well-appointed bathroom, with both a corner bath, a separate shower enclosure and under-floor heating. Practical benefits include Upvc double-glazed windows and skylights, LPG heating and an electric car-charging point. Adaptable, unusual and private - come and view!

Situation

Breadstone is a hamlet situated to the north of the historic market town of Berkeley and a short drive from from the Gloucester Sharpness canal at Purton. It is surrounded by footpaths and bridleways making it an excellent area for walks and rambles. Canoeing and boating in general are very popular on the canal and the nearby river Severn offers some spectacular views. It is approximately a 10 minute drive to the train station at Cam and there is excellent access to the M5 motorway at Falfield.

Property Highlights, Accommodation & Services

- Individual Detached Home • Rural Setting North Of M5 J14 • Generous Level Gardens, Off Street Parking
- 3 Bedrooms, Plus Ground Floor Studio Room • Open Plan Living Space • Smart Fitted Kitchen/Breakfast Room
- Conservatory, Utility And Cloakroom • Bathroom With Corner Bath and Separate Shower Enclosure
- Summer House/Garden Office • Electric Car-Charging Point, Upvc Double-Glazing, LPG Heating (New Boiler 2023)

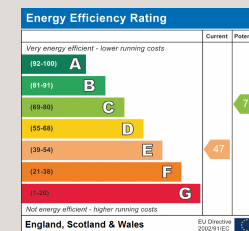
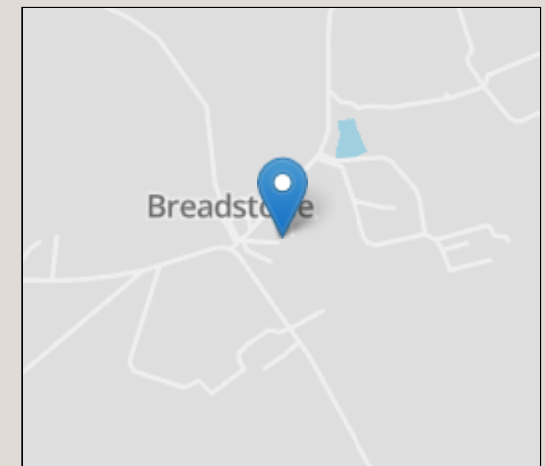
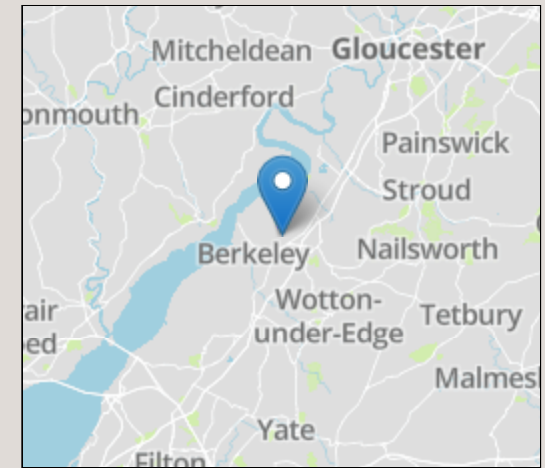
Directions

From J14 of the M5 take the A38 north. Pass through Stone and Newport, bypass Berkeley, then turn left just before the railway bridge. Follow the road for approximately 0.6 miles to where it makes a sharp left. Turn right here into the driveway running to the right hand side of the Exclusive Ballooning workshops and offices. Green Acre Lodge is tucked away right behind.

Local Authority & Council Tax - Stroud - Tax

Tenure - Freehold

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



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