



Milburys
SALES LETTING MANAGEMENT

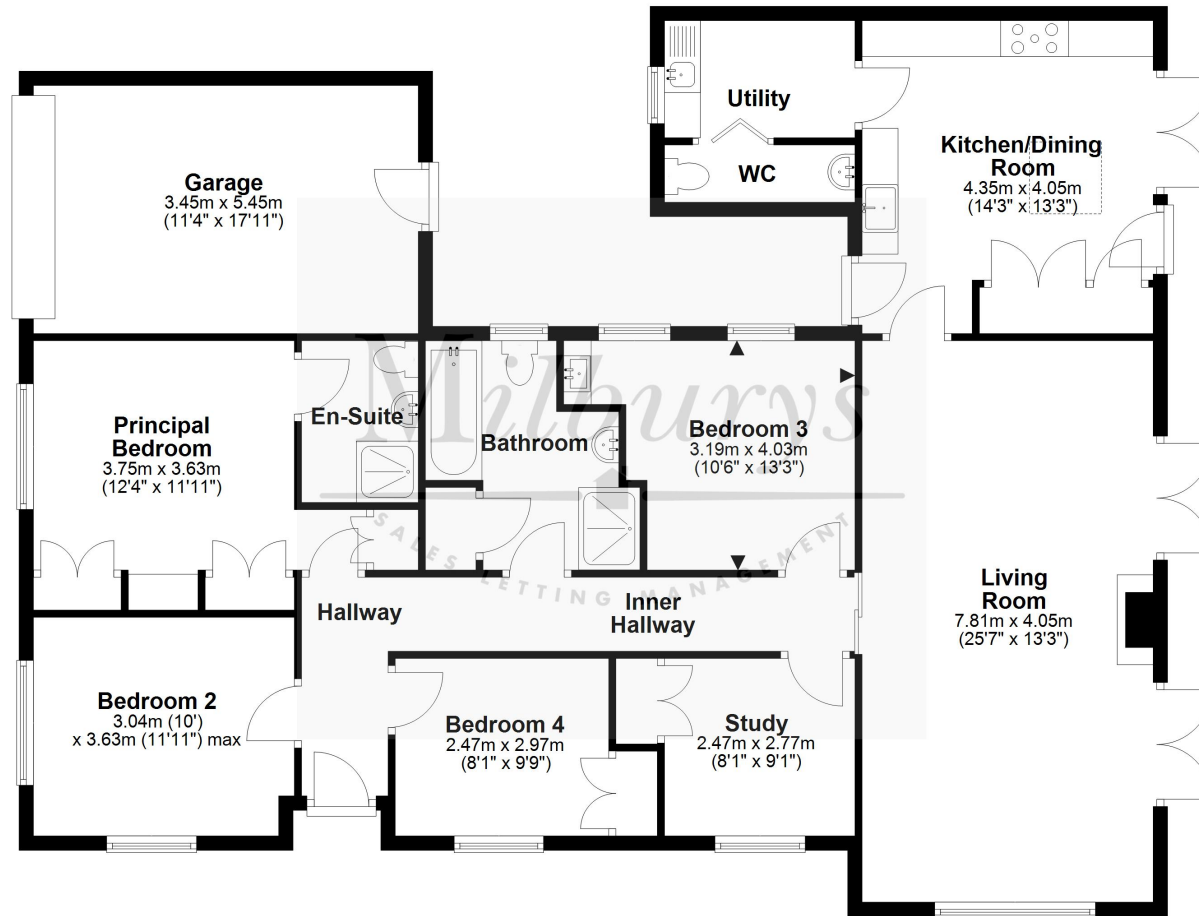


Cornerway, New Brookend, Berkeley, Gloucestershire, GL13 9SF

£650,000

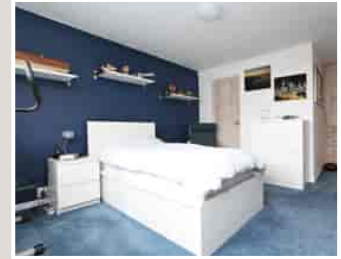
Ground Floor

Approx. 157.4 sq. metres (1694.2 sq. feet)



Total area: approx. 157.4 sq. metres (1694.2 sq. feet)

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



Cornerway, New Brookend, Berkeley, Gloucestershire GL13 9SF

An opportunity to acquire this incredible four bedroom, extended, detached bungalow in rural Brookend has arisen. We are thrilled to be introducing to the market "Cornerway" which is a commutable distance of Bristol to the south and Gloucester/Cheltenham to the north. The substantial family living space on offer is not to be missed out on. Upon entry you will pass through the inner hall with original parquet flooring, leading off here are four fantastic sized bedrooms, principle bedroom with ensuite and fitted wardrobes. The family bathroom, which benefits from bath, separate shower cubicle and storage cupboard. Finishing with the all important study perfectly designed and again has storage. Moving through to the substantial lounge, stretching across the rear of the property, it is beautifully flooded by light from the pair of French doors and large bay window and enjoys warmth from the impressive wood burner. The spacious kitchen/diner is fresh and modern, with classic shaker style units, ample storage and room for a large family dining suite. With a separate utility and cloakroom the internal living space is one of dreams. To the rear of the property, an established and much loved garden can be found! With mature borders, pond, patio and pergola for alfresco dining as well as sheds to house your tools, it really is a show stopper. All of this whilst backing on to picturesque countryside views. To the front there is plenty of parking for a motor home and vehicles plus garaging for a further two vehicles. Further benefits include gas central heating and double glazing. Book your viewing today!!

Situation

Brookend is a hamlet of mostly period properties 2 miles north of Berkeley. This popular and historic market town is situated to the west of the M5 and the A38, to the north of Bristol and to the south of Gloucester and Cheltenham. Berkeley Castle has been home to the Berkeley family for some 900 years, a popular and very interesting historical attraction. The town was also the home of Edward Jenner, pioneer of the smallpox vaccine. The Jenner Museum is a short walk from the High Street, past the brick cottage that Jenner gave to James Phipps, who as a boy was the first person to receive inoculation. A thriving small rural town, Berkeley has a variety of shops, a building society, hotel, public houses and primary school.

Property Highlights, Accommodation & Services

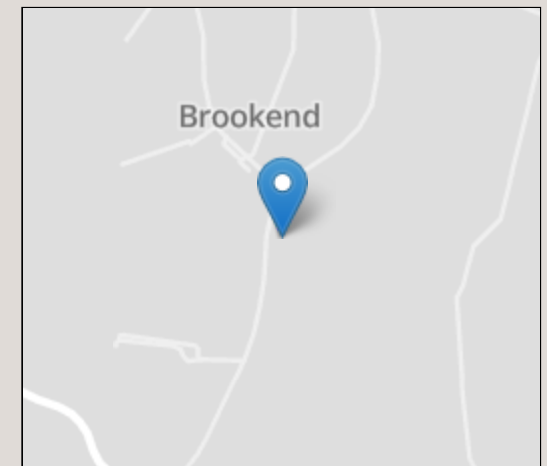
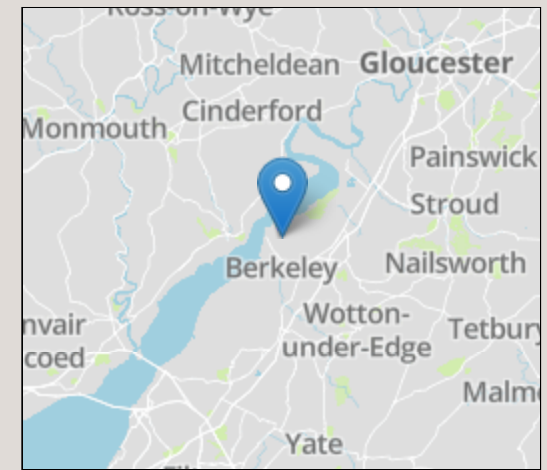
- Extended Four Bedroom Detached Bungalow Sat On A Large PLOT
- Principle Bedroom With En-Suite And Fitted Wardrobes
- Family Bathroom With Separate Shower Cubicle
- Spacious Smart Fitted Kitchen/Diner With Separate Utility
- Study And Cloakroom
- Substantial Lounge/Diner With Wood Burner And French Doors Onto The Well Established Gardens
- Gas Central Heating And Double Glazing
- Commutable to Both Bristol And Cheltenham/Gloucester
- Rural Views And Countryside Walks
- Garaging, Workshop And Parking For Motor Home And Vehicles, All With Power And Light

Directions

From J14 of the M5 take the A38 north. After 3.7 miles turn left towards Berkeley. At the T-junction, turn left again. At the first roundabout turn right. At the next roundabout, turn right again. Pass through Wanswell, taking the 2nd available right signposted Brookend & Purton. Continue down the lane and Cornerway can be found on the bend on your right hand side.

Local Authority & Council Tax - Stroud - Tax Band E

Tenure - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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