

Milburys

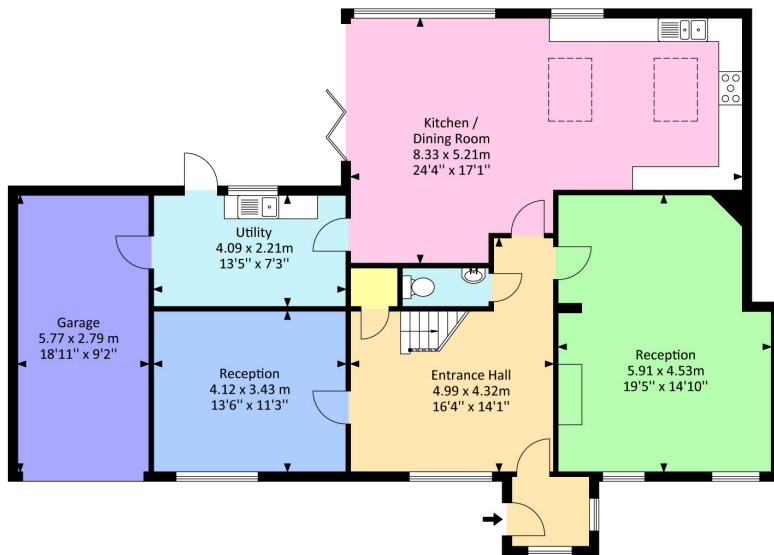
SALES LETTING MANAGEMENT



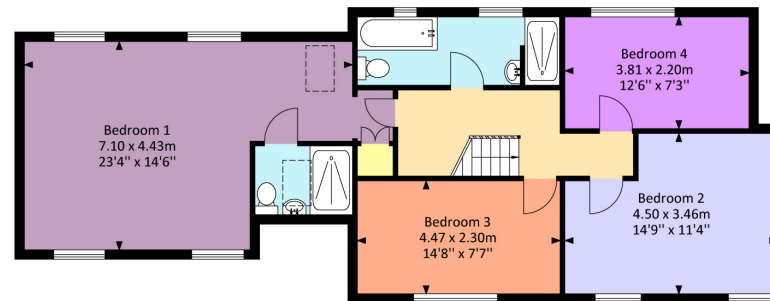
Rosemount, Pitbrook, Berkeley, Gloucestershire GL13 9SW

£595,000

Rose Mount, Pitbrook, Berkeley, GL139SW
Internal Area (Approx)
207.2 Sq.M / 2229.9 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



Ground Floor



First Floor

Rosemount, Pitbrook, Berkeley, Gloucestershire GL13 9SW

It is rare to find a property that marries curb appeal and practical family living so seamlessly but Rosemount certainly manages it. From the moment you arrive at the wisteria cloaked frontage it is clear to see the care and attention to detail the current residents have paid to their home, ready for new stewardship. The lucky new owners will take on a property that has been thoughtfully laid out, beautifully presented and set in the most whimsical of semi-rural locations. A fantastic sized porch opens on to a light and bright entrance hall, central to the property and allowing access to the snug, living room, kitchen/diner and cloakroom. The living room and snug offer a homely, cottage feel, one with feature fireplace and both offering versatility for modern family living, whether you have a formal dining room, playroom or even a fantastic office space. Playing centre stage is the superb kitchen/diner with a set of bi-fold doors, bringing the outside in and creating the perfect hub to host family and friends. The kitchen is a modern shaker design with ample worktop and cupboard space, everything you would come to expect from such a wonderful home. There is further practical space in the utility with access into both the garage and out on to the garden, providing a fantastic boot room for muddy pursuits! Upstairs and there are four double bedrooms, the master suite encompasses an entire wing of the property, with ensuite shower room and built in storage. The family bathroom completes inside with both bath and wet room area. All this and the real jewel in the crown of this stunning home is the garden, laid mainly to lawn with patio area, active vegetable patch, garden shed, flowering borders and espalier fruit trees. This outstanding home also benefits from solar thermal panels and an EV chargepoint, has countryside rambles from the door step, is stumbling distance to a fantastic village pub and is just five minutes drive from the popular town of Berkeley. It is impossible not to fall in love!

Situation

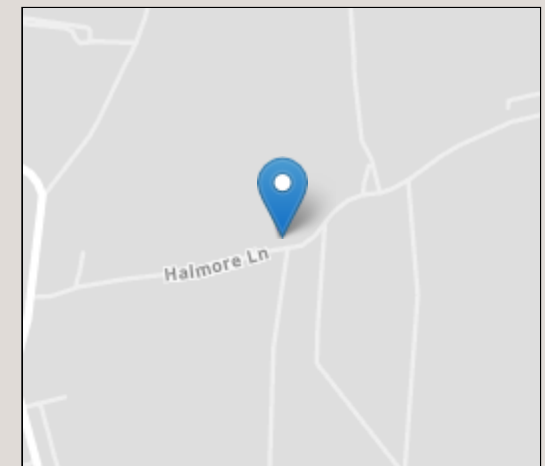
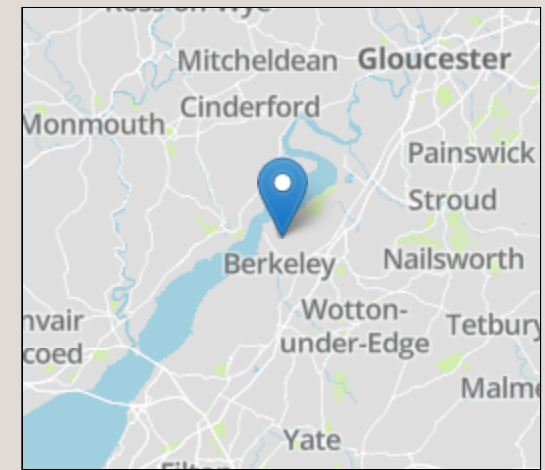
Berkeley is situated to the west of the M5 and the A38, to the north of Bristol and to the south of Gloucester and Cheltenham. Berkeley Castle has been home to the Berkeley family for some 900 years, a popular and very interesting historical attraction. The town was also the home of Edward Jenner, pioneer 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, building society, hotel, public houses and a primary school.

Property Highlights, Accommodation & Services

- Fantastic Semi-detached, Four Bedroom Country Home
- Original Cottage Built in 1860, Lovingly Extended And Modernised Throughout
- Living Room With Woodburner Plus Additional Snug, Offering Versatile Living Space
- Superb Kitchen/Dining/Family Room With Additional Utility • Garage With Off-street Parking
- Four Generous Bedrooms, The Master With Ensuite • Smart Family Bathroom With Separate Wet Room Area
- Downstairs Cloakroom • Beautifully Manicured Garden With Veg Plot, Seating Area And Flowering Borders
- Semi-Rural Location, A Short Trip To Berkeley Town Centre

Directions

Travelling towards Berkeley from the A38, turn right at the roundabout onto the B4066. At the next roundabout turn right again into Station Road. Pass under the railway bridge, drive straight past 'The Salmon' pub and take the first right hand turning into Halmore Lane. Follow the road



| 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 | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive | 69 |
| | | 69 | 77 |

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







