



Deerhurst, Gloucester
Gloucestershire, GL19



Beyond your expectations

A single storey residence in a wonderful setting. EPC: E

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Lovely Open Plan Sitting/Dining/Kitchen | Cloakroom | 2 Bedrooms | 2 Bath/Shower Rooms | One Bedroom
Annexe with Office | Pretty Gardens | Parking & Garaging | No Chain

Guide Price £520,000 Freehold

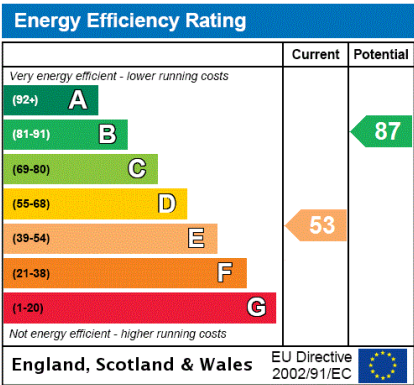
Description

A wonderful single storey residence with beautifully refurbished accommodation and a one bedroom plus office annexe that may be able to be incorporated into the main dwelling, subject to necessary planning and conservation consents as the property is situated adjacent to 3 important historical monuments; Odda's Chapel (1056); The Priory Church of St Mary (pre 804) and 17th century Abbots Court.

The property benefits from underfloor heating with tiled floors throughout, including the annexe and has good storage including various cupboards, wardrobes etc. The accommodation comprises an entrance hall with decorative timbers; lovely, light, open plan sitting/dining/kitchen with the sitting area being triple aspect with timbers to walls and ceiling, log burner stove, dining area with decorative timbers and kitchen/breakfast with cooking island/breakfast bar, integrated dishwasher, fridge/freezer, double oven and ceramic hob. There are two double bedrooms, the principal one being triple aspect with an en-suite shower room; bathroom with bath with shower over and recess for washing machine.

Outside, the adjacent annexe comprises an office/sitting room; bathroom with shower over bath and a further double bedroom with a range of built-in wardrobes. A door opens to a double garage with sink, power and light and a door to the garden which is laid to deck adjacent to the house with a step down to a large seating terrace with a hop covered pergola to one side. The garden

comprises a square lawn and is well-stocked with wisteria, clematis, phlox, bamboo etc; shed. Access is to the side via a gravelled driveway shared with Abbots Court, and to the front is a parking area belonging to The Stables.



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Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft

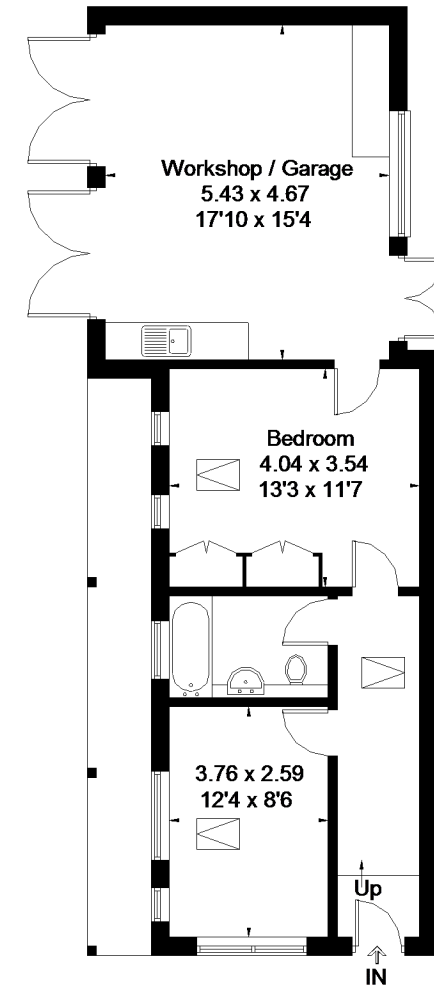
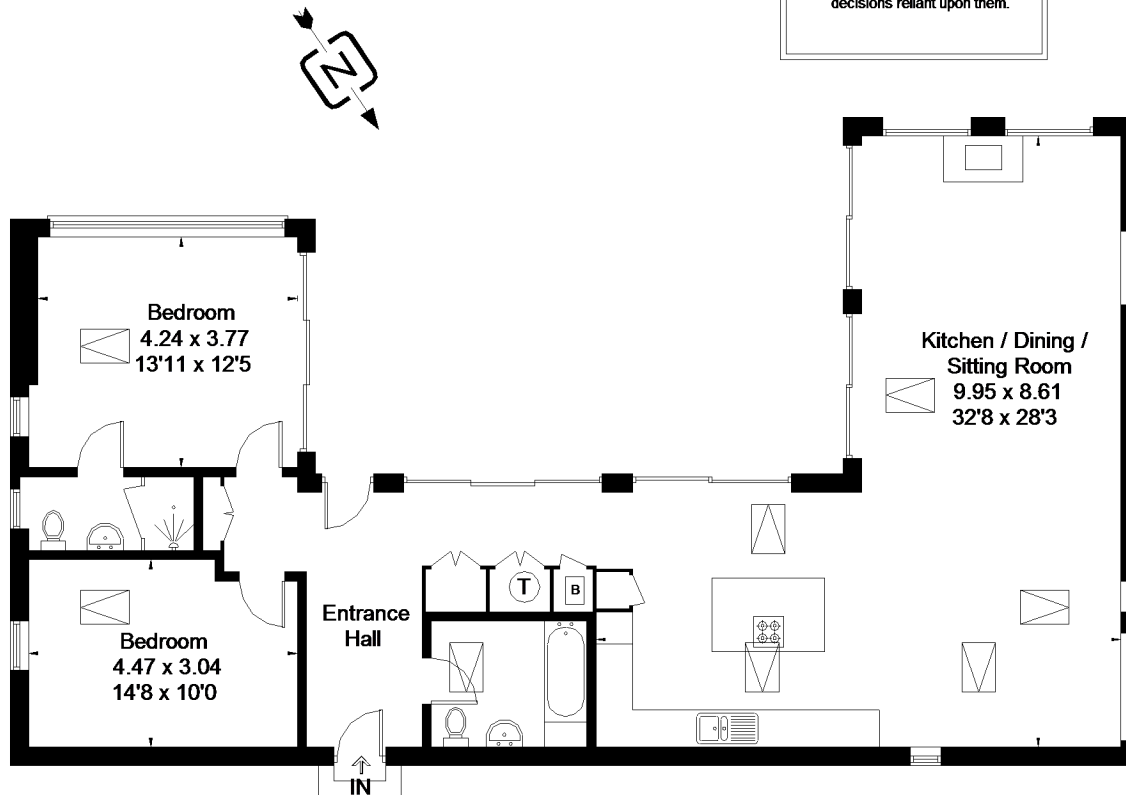
Annexe = 63.8 sq m / 687 sq ft

(Includes Garage / Workshop)

Total = 180.7 sq m / 1945 sq ft

Floorplanz © 2016
0845 6344080 Ref: 174532

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



Annexe
(Not Shown In Actual
Location / Orientation)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

