




naylor powell
www.naylorpowell.com
FOR SALE

Rectory Close, Maisemore GL2 8FL
£568,000



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• Immaculately presented four bedroom detached family home • Generous & flexible ground floor living accommodation • Modern appliances & fittings throughout • Enclosed rear garden • Detached double garage & driveway for two vehicles with EV charging • Peaceful village location of Maisemore • EPC rating B84 • Tewkesbury Borough Council - Tax Band F (£3,342.86 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

£568,000

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Entrance Hallway

Spacious hallway provides access to the living room, study, kitchen, downstairs w.c., built-in storage cupboard and stairs leading to the first floor of the property.

Living Room

Spacious living room with window overlooking the front aspect and double doors providing access to the conservatory.

Conservatory

Currently used as a dining room, an abundance of natural light streams into the room via the windows above and windows overlooking the rear garden with French doors providing access to the garden itself. The room continues to open through to the kitchen.

Kitchen

Modern kitchen benefits from ample worktop and storage space with integrated appliances to include double ovens, dishwasher and induction hob built within the central island with extractor above. Window overlooks the rear garden whilst access is provided to the utility room.

Utility Room

The utility room boasts further worktop and storage space with plumbing for an automatic washing machine below and door opening to the side of the property.

Dining Room / Study

Currently utilised as a home office, the room provides versatility for many uses with window overlooking the front aspect.

Downstairs W.C

Modern white suite cloakroom comprises w.c and wash hand basin.

Landing

Spacious landing, with window overlooking the rear aspect, provides access to all four bedrooms, family bathroom, two storage cupboards and to the loft above.

Bedroom One

Double bedroom with two built-in wardrobes, window overlooking the rear aspect and access to the en-suite.

En-Suite

White suite shower room comprises w.c, wash hand basin, shower cubicle, heated towel rail and window with frosted glass overlooking the rear garden.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Bedroom Three

Double bedroom with window overlooking the front aspect.

Bedroom Four

Bedroom with window overlooking the rear aspect.

Family Bathroom

Modern white suite family bathroom comprises w.c, wash hand basin, bath with shower attachment over, heated towel rail and window with frosted glass overlooking the front aspect.

Outside

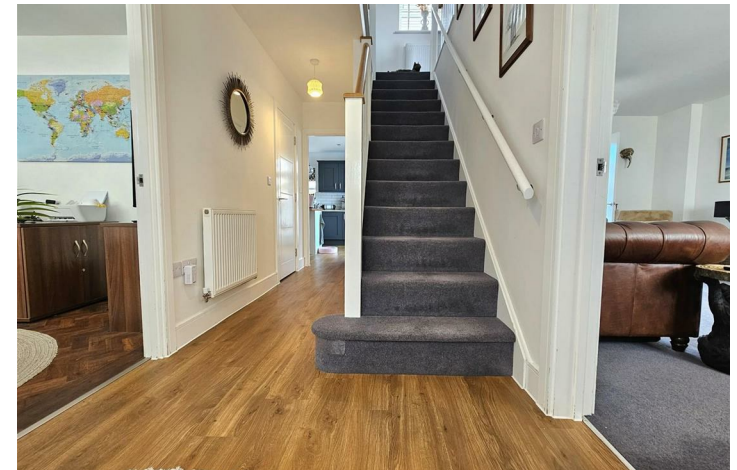
To the rear, the property boasts a spacious garden enclosed with fenced borders. Mainly laid to lawn, the garden also provides a patio area and covered decked area ideal for seating and alfresco dining throughout the summer months. Gated access to the side leads to the front of the property where additional garden space is found with gates providing separation from the road. The property is also benefits from a detached double garage benefitting from power and lighting. Two up and over doors provide access from the front whilst personal use door provides access from the garden. Off-road parking for two vehicles is found in-front of the garage with EV charging capabilities.

Location

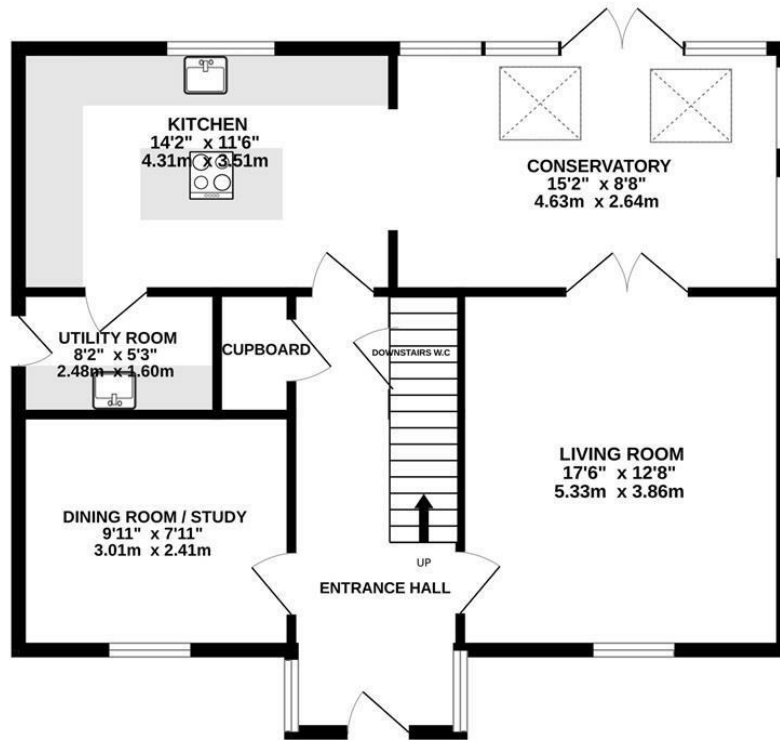
Situated north of the historic City of Gloucester on the west side of the River Severn, Maisemore provides its parishioners with the experience of countryside living alongside the convenience of being located four miles from the City Centre. With an active Village Hall, various country and riverside walks, an authorised Severn Bore site as well as local schooling and post office in the near by village of Hartpury two miles away.

Material Information

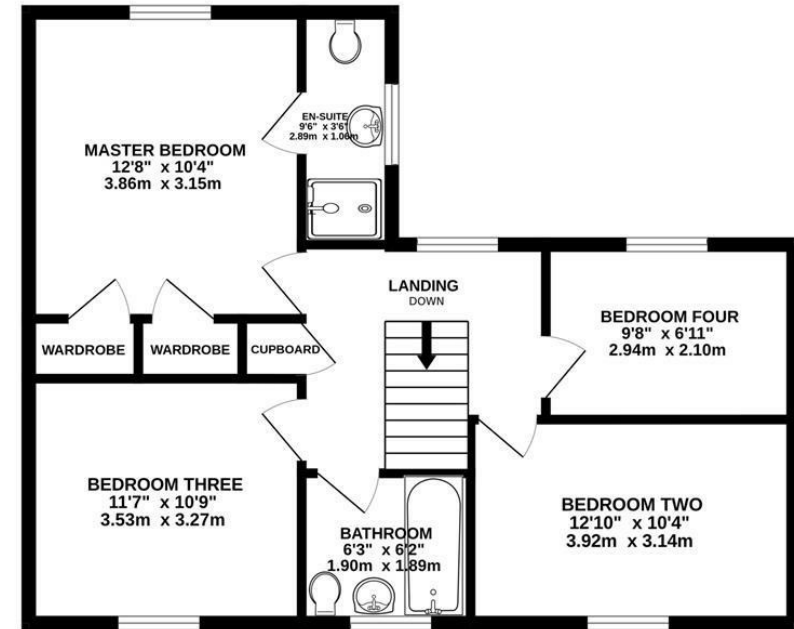
Tenure: Freehold. There is an estate management charge of £489.95 per annum payable to BNS Ltd. Next review is April 2026. LABC new home warranty valid until August 2030.



GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

