



**The Green, Ashleworth GL19 4HU**  
**£650,000**



# The Green, Ashleworth GL19 4HU

- No onward chain
- Beautiful example of a period cottage within a highly sought after location
- Nestled within a private position offering a plot measuring approximately three quarters of an acre
- Three bright and spacious double bedrooms
- Immaculately presented kitchen breakfast room with integrated appliances
- Enviable wet room with his and hers sinks
- EPC F35

**£650,000**

## Accommodation

Stepping into the generous entrance hall providing storage, the property leads through into the immaculately presented kitchen breakfast room offering dove grey shaker style kitchen with integrated dishwasher and range style cooker. The composite sink overlooks the garden that stretches into rural views whilst the wooden topped breakfast bar provides a bright and pleasant seating area to be enjoyed throughout for all times of the day.

Continuing from the entrance hallway, access is provided to the ground floor wet room offering a generous sized shower alongside twin his and her sinks, heated towel rail and w.c. Further access is provided to the utility providing ample storage space and plumbing, alongside access to the rear entrance hall which in turn offers drop down ladder to the attic space which is currently boarded to provide a handy and convenient study space, measuring 3.27 metres by 2.04 metres, with views stretching across the surrounding countryside.

From the hallway a stone frame doorway leads through to generous sized dining and sitting spaces offering original quarry tiles, period beams and ample natural light. The sitting room features a charming inglenook fireplace and wood burning stove for the winter months before stepping through to the Victorian period extension providing a pleasant living space with feature fireplace and sash windows overlooking the mature flower beds to the west of the plot.

Leading from the dining room the stairs open to the first floor providing three spacious double bedrooms alongside the family bathroom. With various views across the surrounding countryside throughout the accommodation remains bright and airy throughout whilst retaining its cottage charm.

## Outside

Nestled within a private position on the edge of the village, the period property is approached via gravelled driveway offering extensive off road parking which in turn leads to the detached garage. Formal south facing rear gardens frame the front of the exposed stone cottage offering an enviable space to entertain within the summer months housed by mature cottage boarders with sympathetic and character



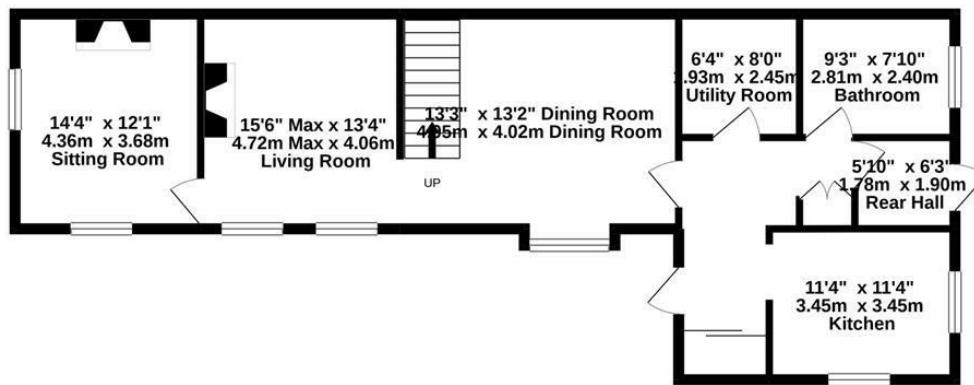
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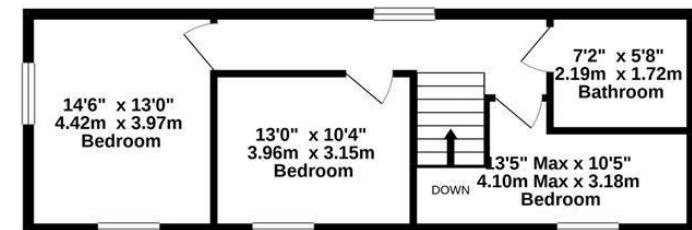
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## GROUND FLOOR



## 1ST FLOOR



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