



White End, Gloucester GL19 4LA
Guide Price £695,000



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• 2 Acre plot • Large barn with potential • Triple Garage • Ample parking • Character features • Fantastic location



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Ground Floor

Upon arriving at the property, the front door is sheltered by a timber porch. Within the entrance hall are stairs to the first floor and doors leading off to the reception room or study and dining room.

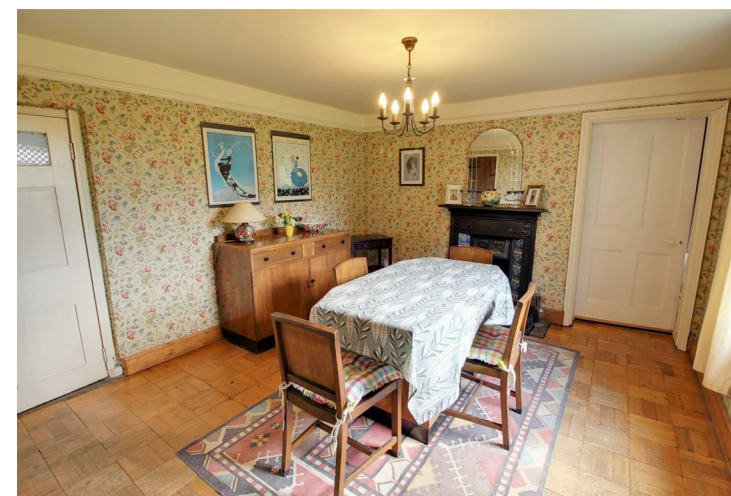
The room is to the left of the main entrance and has a beautiful period fireplace with decorative surround and a window overlooking the front garden. Leading back through the entrance hall, you will find the dining room where the original parquet floor continues throughout. This wonderful, social space is flooded with natural light through the large window that enjoys views over the grounds. A decorative cast iron fireplace creates a lovely focal point in the room. In the corner of the room is a practical storage cupboard.

Through a doorway, you will find the third reception room. This cosy room features

another beautiful period fireplace, parquet flooring and two windows out to the front and side of the home.

The kitchen is found at the rear of the home and is conveniently located off the dining room. The room houses a large amount of base mounted cupboards with laminate worktops and space for appliances. There are two windows providing beautiful views over the neighbouring farmland.

Through a traditional thumb latch door, you will find the ground floor shower room. The fully tiled room comprises an enclosed double shower, wash hand basin and WC. To complete the ground floor accommodation is a practical boot room/large porch with lots of storage space. The room has a pitched roof and four timber windows giving beautiful views over the grounds and farmland. There is direct access to the driveway through the half-glazed door.



First Floor

Leading up the timber staircase you arrive at the landing which has a useful storage cupboard. The first floor has beautiful stripped wooden floorboards and neutral décor throughout to create a wonderful light and open flow. A wealth of period features on this floor includes cast iron fireplaces, decorative picture rails and traditional thumb latch doors. The three bedrooms are all good-sized double rooms, providing ample space for bedroom furniture. Each of the bedrooms enjoy beautiful views over the grounds of the property and surrounding farmland. Leading to bedroom three is a wonderful space with a pitched roof, picture window and a beautiful original oak beam. This space could have a multitude of uses including a home office or dressing room. The family bathroom is a stunning space with a pitched roof and window overlooking the side of the home. The traditional suite comprises a WC, wash hand basin and beautiful cast iron roll top bath.

Outside

Gated access into the property leads to large gravelled parking area with ample space for several vehicles. There is a timber built triple garage which measures 9.16m x 6.06 and has three double doors,

power and lighting. There is also a large barn which offers vast potential as auxiliary accommodation (subject to planning) or as a great work shop space/home gym/home office or a variety of other uses. The barn has two areas on the ground floor both measuring approx 8 metres by 8 metres and a first floor space which has been split into two similar sized rooms and have windows, power and lighting plus toilet, wash basin and heating. There is a potting shed at the back of the barn on concrete base with large stainless steel sink and hot and cold taps. There is also the historic mill building with original press as a feature. There is storage loft above. The gardens and grounds are a joy with large expanse of lawn, mature orchard with beautiful cherry blossom and large yew tree. Further gated access leads into the paddock which would be ideal for someone with a pony but offers great scope for keeping other animals, growing veg or a fantastic family space.

Location

The picturesque village of Ashleworth has a thriving community with its own annual village show. It boasts its own village cafe and hub, village hall, cricket club and local primary school. There are active groups such as the WI and a local mother



and toddler group. The village has the benefit of being on a bus route and just outside the village is a petrol station, additional stores, public houses and secondary schools. Good travel links enable Gloucester, Cheltenham and Tewkesbury to be accessible within 7.5 miles, 15.5 miles and 15 miles respectively. The perfect place to live!

Tenure, Services and Local Authority

Freehold. Mains electricity and water, Oil fired central heating and private drainage. Footpath notice - Please note there is a public footpath that runs across part of the paddock

Tewkesbury Borough Council Tax Band E
£2234.53 (2021/22)

Directions

From Gloucester take the A430 heading through Maisemore before turning right into the A417 Broad Street in Hartpury Village. Continue along this road for approximately 4.5 miles into the centre of the village turning right signposted The Quay. Follow this lane for approx 3/4 of a mile and property can be found on left hand side



A detailed floor plan of a house with the following rooms and dimensions:

- KITCHEN/BREAKFAST ROOM:** 24'1" x 7'3" (7.34m x 2.22m)
- SHOWER ROOM:** Located adjacent to the Kitchen/Breakfast Room.
- LIVING ROOM:** 10'8" x 14'10" (3.26m x 4.53m)
- DINING ROOM:** 12'5" x 11'6" (3.79m x 3.50m)
- RECEPTION ROOM/STUDY:** 10'8" x 11'6" (3.25m x 3.50m)
- PORCH (Left):** 6'0" x 16'4" (1.84m x 4.98m)
- PORCH (Bottom):** Located at the entrance.
- STORAGE:** Located between the Kitchen/Breakfast Room and the Reception Room/Study.
- HALL:** Central hallway with an "UP" arrow indicating stairs.

BATHROOM

STORAGE

DRESSING ROOM/STUDY
12'5" x 7'3"
3.79m x 2.22m

STORAGE

DOWN

LANDING

BEDROOM
10'8" x 11'6"
3.25m x 3.51m

BEDROOM
12'5" x 11'6"
3.79m x 3.50m

BEDROOM
10'10" x 14'11"
3.29m x 4.55m

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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Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	EU Directive
A	10-14%	10-14%
B	15-19%	15-19%
C	20-24%	20-24%
D	25-29%	25-29%
E	30-34%	30-34%
F	35-39%	35-39%
G	40-44%	40-44%

Not energy efficient - higher running costs

Current: 74 (Green arrow pointing to D)

EU Directive: 47 (Orange arrow pointing to E)

Endland & Wales

EU Directive: 33

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	EU Directive
A	10-14%	10-14%
B	15-19%	15-19%
C	20-24%	20-24%
D	25-29%	25-29%
E	30-34%	30-34%
F	35-39%	35-39%
G	40-44%	40-44%

Not environmentally friendly - higher CO₂ emissions

Current: 47 (Blue arrow pointing to D)

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