



7 Sawyers Rise, Gloucester GL19 4JR
£675,000



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- Beautifully presented family home in popular village location
- Well-appointed family kitchen with central island and built-in appliances
- Five bedrooms all benefitting from built-in storage cupboards
- Stunning bathrooms with modern fittings
- Pleasant garden backing onto playing fields
- Double garage and driveway for two/three vehicles
- NO ONWARD CHAIN
- Tewkesbury Borough Council - Tax Band G, £3624.78 (2025/526)
- EPC E40

£675,000



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Entrance Hall

A sheltered porch and modern "Solidor", composite door welcomes you in to the home. The entrance hall is a bright and welcoming space with tiled flooring, bespoke oak and glass staircase to the first floor and doors leading off to the ground floor accommodation.

Cloakroom

A modern white suite comprising wall mounted wash hand basin, WC, tiled flooring and frosted window to the front aspect.

Study

Situated at the front of the home, this room offers a private space to work with a window overlooking the front aspect.

Living Room

This spacious and bright room features dual aspect views with a window overlooking the side aspect and French doors leading out to the rear garden. An open fireplace with slate hearth and wooden surround creates a lovely focal point to the room.

Kitchen/Diner

A well-appointed and stylish kitchen with an array of Shaker style, matching base and eye level units with worktops over. A central island with solid oak worktop, storage cupboard below and breakfast bar is a wonderful place for the family to gather. There is a ceramic sink unit with mixer tap, built-in dishwasher, washing machine, Rangemaster gas cooker with stainless steel extractor fan above and an American style fridge freezer. Solid oak flooring continues through to the open plan dining/family area which boasts windows and French doors to the rear garden. There is a door to the double garage and further side aspect window.

First Floor Landing

The bespoke oak and glass staircase leads up to the spacious landing which has a double storage cupboard, window to the front aspect and doors leading off.

Master Bedroom

Situated at the front of the property, the generous master bedroom features a range of built-in wardrobes spanning the width of the room. A window overlooks the front aspect and a door takes you to the en-suite shower room.

En-suite Shower Room

The modern white suite with attractive tiling comprises a shower enclosure with direct feed shower, WC and wash hand basin. There is a frosted window to the side aspect.

Bedroom Two

Built-in wardrobe and window to the rear aspect overlooking the garden and the playing fields at the rear.

Bedroom Three

Built-in wardrobe and window to the rear aspect.

Bedroom Four

Built-in wardrobe and rear aspect window with pleasant outlook.

Bedroom Five

Window to front aspect and built-in wardrobe.

Family bathroom

This superbly appointed bathroom features wood effect tiled flooring and part-tiled walls. The modern white suite comprises a bath with rainfall shower head plus hand-held shower attachments, WC and vanity wash hand basin with LED mirror above. Further features include a heated towel rail and frosted window to side aspect.

Outside

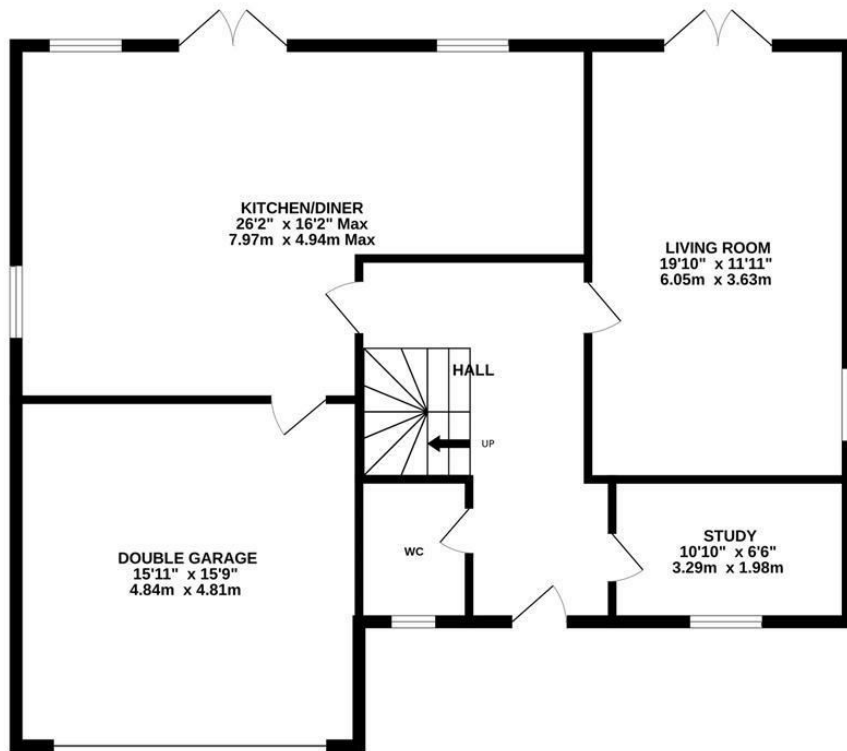
To the front of the property is garden laid to lawn and a gravelled driveway with parking for two/three vehicles which in turn leads to double garage via up and over electric door. The garage has power and lighting, ample storage and houses the central heating boiler. Gated side access leads around to the rear garden which boasts an expanse of lawn, established beds and borders with mature trees to include silver birch, shrubs and three patio areas. The rear garden backs on to the playing fields, which is home to the village cricket club.

Location

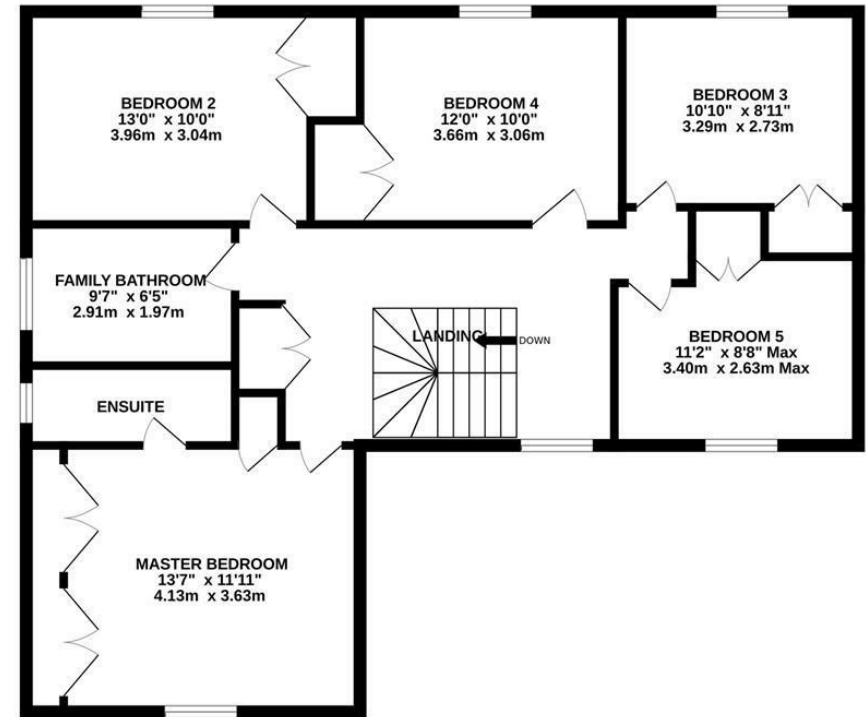
The picturesque village of Ashleworth has a thriving community with its own annual village show. It boasts its own village cafe and hub, village hall, cricket club and local primary school. There are active groups such as the WI and a local mother and toddler group. The village has the benefit of being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



GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.8 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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 & Wales		40	54
EU Directive 2002/91/EC			



