



## Cedarholme, Main Road, Minsterworth, Gloucester Offers Over £514,500

Oak framed 3 bed detached property with parking and gardens | Freehold



## At first glance

- 3 double bedrooms 1 En-suite
- Driveway and Garage
- First time available since new
- Flexible accomodation
- Good EPC rating
- Log burner
- Offers invited
- Rural setting
- Solar panels
- Walking distance to a Pub
- Water recycling system

## In detail

An eye catching, economical and bespoke Oak framed 3 double bedroom detached property, which was constructed in 2017, with levelled gardens, large driveway, solar panels/water recycling system and fantastic views of surrounding countryside, situated in a semi-rural location that offers direct access on to the A48. (Circa 12 miles from Cheltenham Town & 5.1 miles from Gloucester City.)

This unique home is one of a kind, and is beautifully built to ensure that is eco-friendly and up to date with current environmental systems. This includes under floor heating throughout the ground floor and en-suite, thermal solar water heater, rain water recycling system, and air source heat pump heating.

The light and spacious accommodation is set over two floors where the beautiful Oak frame can be enjoyed throughout, allowing the occupier to appreciate the fantastic and very skilled construction type.

The first floor comprises; a entrance porch, grand entrance hall, open plan fitted kitchen/diner with access to garden, lounge with multi fuel burning stove, utility room and cloakroom. The first floor comprises; landing, study area, three bedrooms (one with en-suite), and a family bathroom with bath and separate shower. Outside, the property is accessed via double five bar gates and has lawned front garden with parking to the side. The rear gardens are mainly laid to lawn with a variety of shrubs, flowers and plants. There is an outside substantial workshop and beautiful views of the surrounding countryside.

Minsterworth is located within close proximity (5.1 miles) to the city of Gloucester and under 12 miles to the Spa town of Cheltenham its us lucky enough to have a Pub within walking distance. Closer villages include Highnam, Westbury on Severn and Newnham-on-Severn which offer their own local facilities, including primary schools, public houses, pharmacy, post offices and more. There is a regular bus service which runs to and from the various villages/towns and cities and Gloucester train station is close by providing access to further destinations.

A wider range of facilities and activities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with access onto the M5 and the Midlands.

Council Tax Band: E (Forest of Dean District Council )

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden







### **Entrance porch**

Oak beams. Oak front door providing access through to entrance hall.

### **Entrance hall**

Oak beamed walls and ceiling, under stairs storage cupboard, polished travertine stone flooring with underfloor heating, wall thermostat, stairs leading to first floor, access through to kitchen/diner and lounge.

### **Lounge**

w: 13' 8" x l: 22' 8" (w: 4.17m x l: 6.91m)

Large brick Inglenook fireplace with Oak beam and multi fuel burning stove with stone hearth, internal spotlights, wall and ceiling beams, underfloor heating, windows to front aspect, double Oak doors providing access out into rear garden.

### **Kitchen/diner**

w: 13' 9" x l: 22' 8" (w: 4.19m x l: 6.91m)

Open plan layout. Fitted units at eye and base level with Silestone quartz worktops, Belfast sink with mixer tap (including boiling tap) and drainer, integrated Bosch stainless steel double oven with fire ring gas hob, extractor hood, integrated dishwasher and fridge freezer, inset ceiling spotlights, Oak ceiling and wall beams, window to front aspect, polished travertine stone flooring with underfloor heating, double Oak French doors providing access out to rear garden.

### **Utility**

w: 8' 7" x l: 13' 2" (w: 2.62m x l: 4.01m)

Fitted units with Oak worktops, inset stainless steel sink unit and mixer taps, plumbing and space for washing machine/dryer, storage cupboard, cupboard housing main immersion tank, controls for air source heat pumps and tank for harvesting the collection of water for washing machine and toilets, polished travertine tiled flooring with underfloor heating.

### **Cloakroom**

WC, wash hand basin, vanity unit with Oak worktops, polished tiled flooring.

## **FIRST FLOOR:**

### **Landing**

Access to all bedrooms, bathroom, study area and loft space.

### **Study**

Exposed Oak beams.

### **Bedroom 1**

w: 14' 4" x l: 13' 8" (w: 4.37m x l: 4.17m)

Oak wall and ceiling beams, window to the rear overlooking countryside, radiator, wall thermostat, access to en-suite.

### **En-suite**

Double headed stainless steel shower with stone tiled splash backs, wash hand basin with vanity unit with stone worktops, WC, extractor fan, velux window to rear aspect, underfloor heating.

### **Bedroom 2**

w: 12' x l: 13' 9" (w: 3.66m x l: 4.19m)

Exposed ceiling and wall beams, radiator, window to rear aspect with views overlooking countryside.

### **Bedroom 3**

w: 11' 2" x l: 13' 8" (w: 3.4m x l: 4.17m)

Exposed wall and ceiling beams, radiator, window to front aspect.

### **Bathroom**

w: 8' 8" x l: 13' 8" (w: 2.64m x l: 4.17m)

Panelled bath with mixer taps, separate double stainless steel shower with glazed sliding screen, WC, wash hand basin with vanity unit, heated towel rail, extractor fan, radiator, tiled walls and ceiling beams.

### **Outside**

The property is accessed via double five bar gates within walling and wrought iron tops, and there is a lawned garden to the front with parking





on driveway to the side. The rear gardens are South Westerly facing and mainly laid to lawn with a mixture of shrubs, flowers and plants and there is a shingle terrace. There are a variety of garden sheds (both small and larger) and an outdoor workshop. There is also concealed utility space and post and rail fencing onto farmland. There are beautiful views of the surrounding countryside.

#### **Workshop**

w: 11' 6" x l: 22' 8" (w: 3.51m x l: 6.91m)

Power and lighting supply, eaves storage, window to rear aspect, electric roller door to front and pedestrian access via door to the side.

#### **Vehicle parking**

On driveway to side of property.

#### **Services**

Mains water and electric connected.

Biodigester system fitted for waste drainage and Air source heat pump for heating.

The property also benefits from thermal solar to heat water and a rain water recycling system.

#### **Viewings**

By prior appointment with Hills.



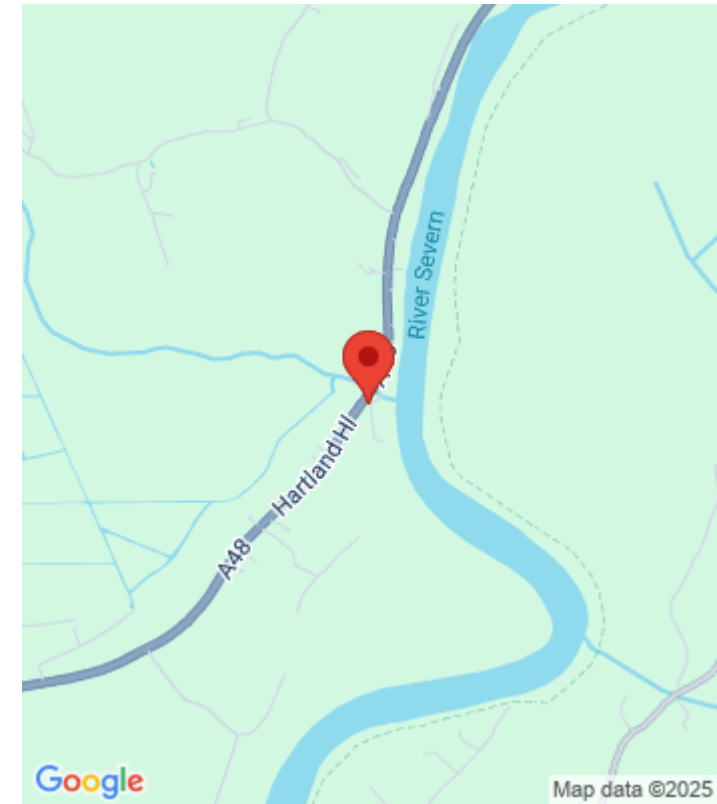
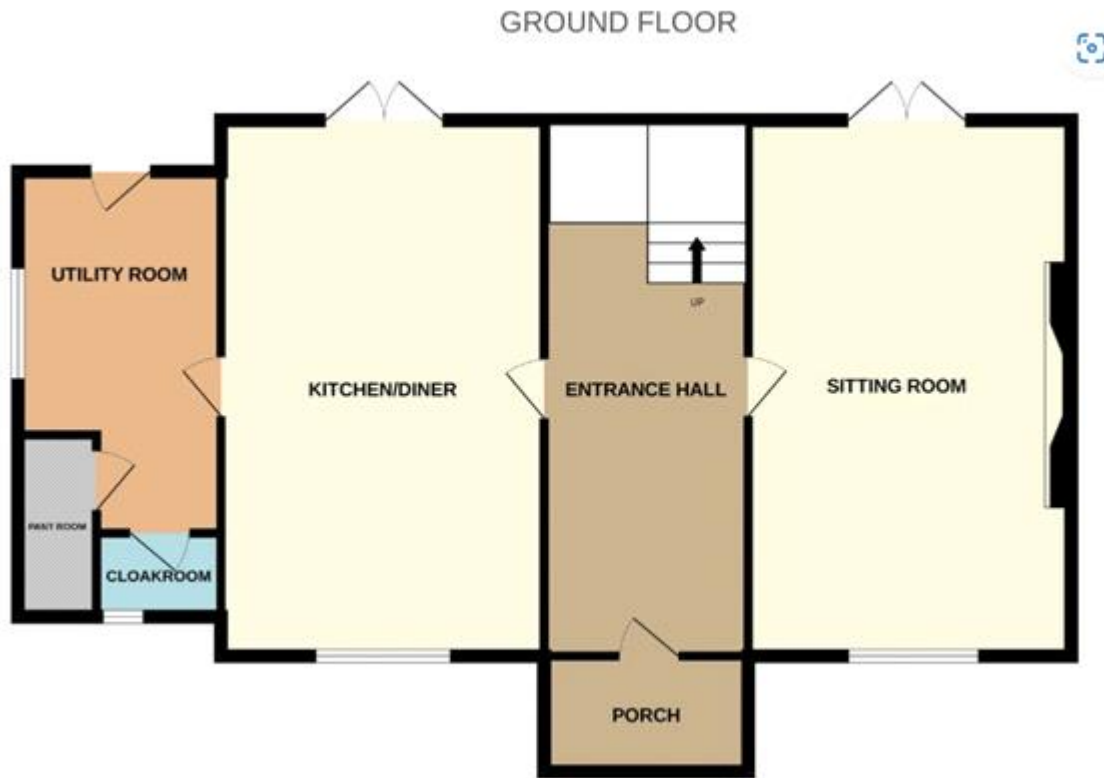


*Town and Country*



*Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.