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Church House, Stone, Berkeley, Gloucestershire GL13 9LB

*GUIDE PRICE £280,000+



A four bedroom detached period property requiring modernisation in a highly sought after village location.

DESCRIPTION

A fabulous opportunity to acquire a spacious four bedroom detached period property requiring modernisation and offering tremendous scope and potential to create a truly enviable family home in this highly sought after village. Nestling beneath the Church of All Saints and enjoying an open outlook, the property enjoys a generous plot size of circa 0.095 hectares/0.235 acres, garage and outbuildings, being readily commutable to the A38 and junction 14 of the M5.

LOCATION

Stone is a small village offering a rural setting but readily commutable to the A38 and M5 motorway. The historic town of Berkeley is within a mile, with Thornbury circa 8 miles, offering a wide range of recreational, shopping and leisure facilities, including Thornbury Golf Club and Berkeley Castle.

ACCOMMODATION

Ground Floor Entrance hall with larder off, sitting room, dining room, utility/boot room, rear lobby and kitchen.

First Floor Landing, four bedrooms and family bathroom.

Second Floor Attic room with scope for further development subject to any requisite consents.

Outside Gardens and grounds of circa 0.095 hectares/0.235 acres with a variety of outbuildings, greenhouse and garage, being well worthy of formalisation to fully enhance the property.

EPC

Energy Efficiency Rating – G

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by appointment only with Chappell & Matthews Thornbury 01454 412565. General enquiries Countrywide Property Auctions 01395 275691.

NOTE

This property will not be sold prior to auction.

