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Fernlea Cottage, The Street,
Coaley, GL11 5EG

Asking price
£440,000



SPACIOUS DETACHED CHARACTER COTTAGE
SPACIOUS THREE/FOUR BEDROOM ACCOMMODATION
CENTRE OF POPULAR VILLAGE - MANY CHARACTER FEATURES
ENTRANCE PORCH - LIVING ROOM - DINING ROOM - KITCHEN/BREAKFAST ROOM
GROUND FLOOR BEDROOM FOUR/STUDY - GROUND FLOOR BATHROOM
WORKSHOP - THREE FIRST FLOOR BEDROOMS - LARGE FAMILY BATHROOM
OIL CENTRAL HEATING - EXTENSIVE DOUBLE GLAZING - GARAGE - PARKING
ATTRACTIVE REAR GARDEN OVERLOOKING OPEN FIELDS WITH OUTSTANDING VIEWS
MUST BE SEEN - ENERGY RATING F

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

Fernlea Cottage, The Street, Coaley, GL11 5EG

SITUATION

Fernlea Cottage is located close to the centre of this popular village of Coaley, the village has a community shop and primary school along with church and village hall and we understand that the pub is due to re-open during the summer after its current renovation. The property overlooks open fields and has views towards the Cotswold escarpment. Within a few minutes drive can be found the village of Cam which has Tesco supermarket along with a range of local retailers. The adjoining town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket and secondary schooling. Coaley is well located for access to the A38 and the adjoining M5/M4 motorway network; bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. Within a few minutes drive is the 'Park and Ride' railway station in Box Road in Cam with onward connections to the National Rail network. The village is surrounded by open countryside and is situated at the base of the Cotswold escarpment and there is gliding at the nearby Nympsfield Gliding Club, sailing at Frampton-on-Severn and Golf Clubs at Cotswold Edge and Stinchcombe Hill.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 proceeding for approximately two miles into Cam village centre, at the roundabout, with Tesco supermarket opposite, take the first turning into Cam High Street and continue on the A4135 for approximately three quarters of a mile, turning right signposted 'Park and Ride' railway station into Box Road, follow this road for approximately one and a half miles into the village of Coaley passing the church on the left hand side and continue for approximately two hundred metres and Fernlea Cottage can be found on the left hand side.

DESCRIPTION

This character cottage provides spacious accommodation and has been in the same

ownership for a number of years. Fernlea Cottage has many character features including; exposed beams, open fireplaces; one having wood burner. The property is accessed via entrance porch, leading to dining room with wood burner and exposed beam, this in turn gives access to the good size living room with open fireplace. Spacious 'L' shaped modern kitchen/breakfast room which is of good size and includes integrated appliances. In addition there is a study/fourth bedroom on the ground floor with adjoining bathroom, there is a rear porch and adjoining workshop which gives access to the garage. On the first floor there are three double bedrooms one of which could be easily be split into two bedrooms to make four first floor bedrooms along with an attractive first floor second family bathroom. The gardens are a particular feature of the property and are attractively laid out with views over open fields and towards the Cotswold escarpment beyond. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE PORCH

Having part glazed front door with port hole window, stone flooring, radiator, door gives access to:

DINING ROOM 4.66m x 3.57m (15'3" x 11'9")

Having large brick-face fireplace with wood burner having wood mantel over, wooden double glazed window to front, stairs to first floor, under stairs storage cupboard, exposed beam, single and double radiator.

LIVING ROOM 4.6m x 4.58m (15'1" x 15'0")

Having single and double radiator, double glazed window to front, hand made brick open fireplace,

exposed beam and three wall light points.

INNER HALLWAY

Giving access to:

KITCHEN/BREAKFAST ROOM 4.98m (narr. to 2.09m) x 4.98m (narr. to 2.7m) (16'4" (narr. to 6'10" x 16'4" (narr. to 8'10"))

Spacious 'L' shaped room having an attractive range of Shaker style cream wall, tall and base units with solid wood work surfaces over incorporating inset single drainer sink unit, inset ceramic hob with cooker hood over, built-in oven, integrated freezer, integrated fridge, wooden double glazed window to rear and side, two radiators, part glazed door to side, oil central heating boiler supplying radiator central heating and domestic hot water.

STUDY/BEDROOM FOUR 3.53m x 2.31m (11'7" x 7'7")

Having double glazed wooden window to rear, radiator, wood block flooring.

BATHROOM

Having low level suite comprising: vanity wash hand basin with cupboard under, panelled bath, low level wc, part tiled walls, tiled floor, radiator.

REAR HALL

Having part glazed door to rear, wood block flooring, radiator, giving access to:

WORKSHOP 3.9m x 1.79m (12'10" x 5'10")

Having window to rear and door to garage.

ON THE FIRST FLOOR

LANDING

Having wooden double glazed window to rear, two radiators, roof light, under eaves storage cupboard, exposed beam, built-in bookcase, walk-in airing cupboard.

BEDROOM ONE 4.63m x 3.85m (15'2" x 12'8")

Having windows to front and side, built-in wardrobe and radiator.

BEDROOM TWO 4.41m x 3.29m (14'6" x 10'10")

Having double radiator, exposed beam, window to front, over-stairs wardrobe.

BEDROOM THREE 3.55m x 3.47m (11'8" x 11'5")

Having walk-in wardrobe, radiator, window to front, period style cast iron fireplace.

BATHROOM

Being of good size, with wc, vanity wash hand basin with marble top and splash back, spa bath, double radiator, double glazed wooden window to rear, roof light, double radiator.

EXTERNALLY

To the front of the property the gardens are bound by wall with flower borders, having two driveways with PARKING FOR THREE CARS; driveway leads to GARAGE 4.74m x 3.17m widening to 3.95m having up and over door and door to WORKSHOP. Pedestrian access leads to the rear garden which is extensively laid to lawn with patio area, cherry tree, GREENHOUSE, OIL TANK, shrub borders and enclosed by hedge, fence and walling, there are brick walls with ornamental Mullion windows, the rear garden has views over open fields and towards the Cotswold escarpment beyond.

VIEWING

By appointment with the owner's sole agents as over.

AGENT'S NOTE

All mains electricity, water and drainage are connected.

Oil fired radiator central heating.

Council Tax Band 'E' £2,077.76 payable.

Tenure: Freehold.

SIGNATURE

I/We confirm that the contents of above sale particulars are correct.

Signed:.....

Signed:.....

Date:.....

