





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Hillview Cottage, Longaston  
Lane, Slimbridge, GL2 7AX

Asking price  
**£495,000**



SUPERBLY IMPROVED PERIOD COTTAGE PROPERTY  
SET IN DELIGHTFUL SEMI-RURAL LOCATION  
ENTRANCE HALL - 'T' SHAPED LIVING ROOM WITH INGLENOOK FIREPLACE  
LARGE KITCHEN WITH SOLID WOOD UNITS  
CLOAKROOM/WC - SPACIOUS CONSERVATORY - LARGE MAIN BEDROOM  
GUEST BEDROOM WITH EN-SUITE - SHOWER ROOM/WC - THIRD BEDROOM  
FAMILY BATHROOM/WC - OIL FIRED CENTRAL HEATING - UPVC DOUBLE GLAZING  
ATTRACTIVELY LAID OUT GARDENS WITH SITTING AREAS  
DETACHED DOUBLE GARAGE - OFF ROAD PARKING - VIEWING ESSENTIAL  
ENERGY RATING C

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# Hillview Cottage, Longaston Lane, Slimbridge, GL2 7AX

## SITUATION

This superb semi-detached cottage occupies a pleasant position between the villages of Slimbridge and Cambridge amongst Severn Vale countryside. There are numerous country walks including the tow path of the nearby Gloucester/Sharpness canal. Slimbridge has a primary school, small shop and historic parish church. Slimbridge is the home the world famous Wetlands Trust, founded by the late Sir Peter Scott. A 'park and ride' railway station with regular services to Gloucester and Bristol is located within ten minutes drive. The village of Cam and the nearby town of Dursley, both offer comprehensive shopping facilities including supermarkets.

## DIRECTIONS

From the A38 proceed through Slimbridge village passing the school on the left and parish church on the right. Take the second turning on the right and proceed along Longaston Lane. The property will be seen after approximately half a mile on the left hand side.

## DESCRIPTION

Hillview Cottage is believed to date back in part, to the 16th century, and has been the subject of very considerable expense by the present owners who have created a superbly appointed cottage style home. No expense has been spared in the improvement and extension of the property including the fitting out of the very large kitchen/diner having solid oak units with granite worktops. The living room has the benefit of an Inglenook fireplace with fitted wood burner and engineered oak flooring which also extends into the hallway. The ground floor has the benefit of under floor oil fired central heating with radiators on the first floor. The much larger than average conservatory provides additional living accommodation . The master bedroom is extremely spacious and the second bedroom/guest room has the advantage of an en-suite shower room/wc. The third bedroom is also of a good size and the well appointed family bathroom completes the internal accommodation. The gardens are attractively laid out and well established . The property also has the significant benefit of a large detached double garage. Properties of this nature very rarely become available and a full inspection is considered essential to appreciate its many fine attributes. The accommodation in detail comprises:

## 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).

## ON THE GROUND FLOOR

(Solid oak wood internal doors throughout the ground floor).



## ENCLOSED ENTRANCE PORCH

Having double glazed part stained glass door to:

## ENTRANCE HALL

Having newly laid engineered oak flooring.

## LIVING ROOM 6.58m x 4.82m max nar to 2.98m (21'7" x 15'10" max nar to 9'9")

An extremely pleasant 'T' shaped room with Inglenook fireplace or brick with timber beam, cast iron wood burner, part engineered oak wood floor, under floor heating, inset ceiling lighting, shelved wall recess, exposed timbers, upvc frame double glazed window to front and two to rear.

## KITCHEN/DINER 6.79m x 3.71m (22'3" x 12'2")

Having an extensive range of solid oak units including base cupboards with granite worktop, matching wall cupboards and glazed cabinets, built-in dishwasher and washing machine, LED inset ceiling lighting, ceramic tiled floor, part tiled walls, two double glazed windows, oakwood part stained glass stable type door to conservatory, ceramic tiled floor, deep enamel sink unit, electric range cooker with range cooker hood over. Oil boiler supplying under floor heating to the ground floor and radiators to the first floor.

## LOBBY

With understair cupboard.

## CLOAKROOM

Having uPVC frame double glazed window, low level suite and ceramic tiled floor.

## CONSERVATORY 5.45m x 2.55m (17'11" x 8'4")

Having ceramic tiled floor, uPVC double glazed windows and a pair of double glazed doors leading to the garden.

## ON THE FIRST FLOOR

## LANDING

With airing cupboard and Titan Flow hot water tank.

## BEDROOM ONE 6.83m x 3.69m (22'5" x 12'1")

Having an attractive range of fitted wardrobes, three upvc frame double glazed windows with views over surrounding countryside, two radiators, wooden flooring and exposed timbers part vaulted ceiling.

## BEDROOM TWO 3.77m x 2.92m (12'4" x 9'7")

This guest bedroom has exposed timbers, access to roof space, wooden flooring, radiator and upvc frame double glazed window to front.



## EN SUITE SHOWER ROOM 1.83m x 1.42m (6'0" x 4'8")

Having shower cubicle, low level wc, pedestal washbasin, inset ceiling lighting, part tiled walls, tiled floor and uPVC frame double glazed window.

## BEDROOM THREE 2.69m x 2.56m (8'10" x 8'5")

With upvc frame double glazed window to rear, double glazed skylight and radiator strip wood flooring.

## FAMILY BATHROOM 3.17m x 1.70m (10'5" x 5'7")

Having enamel panelled bath, pedestal washbasin, low level wc, skylight, exposed timbers, newly tiled walls and floor and high level cupboard. Shower cubical with mixer shower. Vaulted ceiling.

## EXTERNALLY

The cottage stands in attractively laid out and well stocked gardens. To the front is a boundary hedge including beech, lawn, conifers and paved/sitting area. To the rear there is a paved path with access to the former privvy which is now used

as a wood store. An attractive red brick wall with gated access, flagstone paved area/bar-b-cue area with pergola and garden shed. To the side there is an area of lawn with shrubs, detached brick and tiled GARAGE (6.0m x 6.0m) with two electric roller doors, loft area, personal door, power and light. To the front of the garage there is a wide driveway/parking area giving access off the lane. There is parking space for a number of vehicles.

## SERVICES

Mains electricity, water and drainage are connected to the property.

Oil fired central heating.

The neighbours have a right of way which we understand is occasionally used to cut their hedge.

## AGENT'S NOTES

Council Tax Band 'C' £1,515.50 payable.

Tenure: Freehold.

## VIEWING

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

