



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	51	70	England & Wales	49	68
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Dalegarth, Friday Street,
Arlingham, GL2 7JP

Asking price
£575,000



ATTRACTIVE DETACHED FIVE BEDROOM FAMILY HOME
LOCATED IN CENTRE OF SEVERN VALE VILLAGE
SPACIOUS ENTRANCE HALL - CLOAKROOM - LIVING ROOM - SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM - UTILITY - STUDY - FIVE FIRST FLOOR BEDROOMS -
MASTER WITH EN-SUITE BATHROOM - FURTHER FAMILY BATHROOM/THIRD WC -
MOST ATTRACTIVELY LAID OUT WELL STOCKED GARDEN - PARKING - DOUBLE
GARAGE - MUST BE SEEN - ENERGY RATING E

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SITUATION

This modern spacious detached house is set in this attractive semi-rural position in the village of Arlingham. This Severn Vale village is well placed for a variety of country walks and is close to the banks of the River Severn. The village has its own community pub and post office. The nearby village of Frampton on Severn has a community shop, two pubs, primary school and is famous for its village green. The A38 gives access to the larger centres of Gloucester, Bristol and Cheltenham via the M5/M4 motorway network.

DIRECTIONS

From the A38 follow the signs for Frampton on Severn and proceed past the end of the village green and over the canal bridge bearing left signposted Arlingham and continue passing Fretherne on this road for three miles and on entering the village turn right prior to The Red Lion into Friday Street and continue for approximately 100 metres and Dalegarth will be found on the left hand side.

DESCRIPTION

The property was constructed by Berkeley Homes approximately 25 years ago with attractive colour washed elevations under a tiled and felted roof. The house provides spacious accommodation laid out over two floors and is accessed via wide entrance hall with attractive wood blocked flooring leading to living room having french doors overlooking the rear garden, attractive fireplace with coal effect gas fire. There is a separate dining room with period style fireplace with coal effect gas fire, kitchen/breakfast room having a good range of wall and base units with built in double oven, space for table, tiled floor and opening to utility room. In addition, there is a study, which is fitted with a good range of units and desk along with drawer unit. Cloakroom/wc. On the first floor there is an attractive galleried style landing, which gives access to the master bedroom having a range of built in wardrobes and door to en-suite bathroom having both panelled bath and separate shower cubicle. There are two further double bedrooms and two good sized single bedrooms along with family bathroom with separate shower cubicle. The gardens are a particular feature of the property and are enclosed by wall and fence with an array of flower borders and trees. To the front of the property there is parking area for two/three cars and detached double garage. Properties of this standard in the village rarely become available and we would 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).

CANOPY PORCH

ENTRANCE HALL

Having double glazed front door, radiator, attractive wood block flooring, stairs to first floor, under stairs storage cupboard.

CLOAKROOM



Having vanity wash hand basin, wc, double glazed to side and radiator,.

LIVING ROOM 6.03m x 3.94m (19'9" x 12'11")

Having stone effect fire surround with coal effect gas fire, two double glazed french doors to rear with double glazed side screen, two wall light points, two double radiators, double glazed window to front.

DINING ROOM 3.92m x3.6m (12'10" x 11'10")

Having attractive period style fireplace with wood effect surround and cast iron insert and coal effect gas fire, double glazed window to front, double radiator, two wall light points, coving to ceiling and double doors to hall.

STUDY 2.84m x 2.31m (9'4" x 7'7")

Having double glazed window to rear, fitted book shelves, desk and drawer unit.

KITCHEN/BREAKFAST ROOM 4.97m x 3.36m (16'4" x 11'0")

Having wood fronted wall and base units with tiled work surfaces over, inset ceramic hob with cooker hood over, integrated dishwasher, built in double oven, tiled floor, double glazed french doors to side, one and half bowl single drainer sink unit, double radiator, space for table and door to:

UTILITY ROOM 2.16m x 2.0m (7'1" x 6'7")

Having a range of wall and base units, stainless steel single drainer sink unit, radiator, door to side, floor mounted Potterton oil boiler supplying radiator central heating and domestic hot water, tiled floor and radiator.

ON THE FIRST FLOOR

LANDING

Attractive galleried style landing having double glazed window to side, access to loft space with loft ladder, radiator, walk-in airing cupboard with tank.

BEDROOM ONE 4.27m x 3.31m (14'0" x 10'10")

Having double glazed window to side, double radiator, double built in wardrobe and door to:

EN-SUITE BATHROOM

Panelled bath, vanity wash hand basin, bidet, low level wc, shower cubicle with mixer shower, double radiator and double glazed window.

BEDROOM TWO 3.25m widening to 3.95m x 2.82m (10'8" widening to 13'0" x 9'3")

Having double glazed window to front, radiator, double built in wardrobe.

BEDROOM THREE 3.28m x 2.84m (10'9" x 9'4")

Having double glazed window to rear, radiator and fitted wardrobe.



BEDROOM FOUR 3.27m x 3.16m (10'9" x 10'4")

Having double glazed window to front, radiator and built in wardrobe.

BEDROOM FIVE 2.86m x 2.84m narrowing to 2.25m (9'5" x 9'4" narrowing to 7'5")

Having double glazed window to front and radiator.

BATHROOM

Having low level suite comprising vanity wash hand basin, low level wc, shower cubicle with mixer shower, and panelled bath.

EXTERNALLY

To the front of the property there is an attractive good sized open plan garden which is laid to lawn with shrubs and gravelled driveway providing parking for three cars which leads to DETACHED DOUBLE GARAGE (5.97m x 5.66m) having two electric roller doors, personal door to rear, power and light. To the side there are double gates which give access to a further parking space. A pedestrian gateway gives access to the rear garden, which is of a good size and extremely well maintained and laid to lawn surrounded by borders with an array of flowers, shrubs and trees. There is an attractive patio area with pond and raised borders. OCTAGANAL

GREENHOUSE, further gravelled seating area, trellis with pear trees and a further area of garden situated outside of the boundary wall, which is well maintained and has shrubs and trees.

AGENTS NOTE

Mains electricity, water and drainage are connected.

Oil fired radiator central heating.

Propane gas for gas fires in the lounge and dining room.

Council Tax Band: 'F' (£2,553.11 payable)

Tenure: Freehold.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

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

