



Mistle Cove Seabrook Road
Brockworth, Gloucester GL3 4LY

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Mistle Cove Seabrook Road

Brockworth, Gloucester GL3 4LY

Guide Price £615,000

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, situated at the end of a PRIVATE driveway, LIGHT AND AIRY THROUGHOUT, MASTER EN-SUITE, front to back KITCHEN / FAMILY ROOM with large BI-FOLD DOORS leading to a PRIVATE GARDEN, OUTDOOR HOT TUB AREA and COOKING AREA, AMPLE OFF ROAD PARKING, DOUBLE GARAGE.

Brockworth is a parish, village and district of Gloucester in Gloucestershire, England, situated on the old Roman road that connects the City of Gloucester with Barnwood. It is located 4 miles southeast of central Gloucester, 6 miles southwest of Cheltenham and 11.5 miles north of Stroud.

Since the mid-20th century, Brockworth has been known locally for the annual rolling of Double Gloucester cheese down Cooper's Hill, and is known in Britain and beyond for its annual cheese rolling contest. A large round cheese is rolled down the steep slope of the hill and chased by a group of "runners", who in fact spend most of their brief descent to the bottom of the hill falling and tumbling. Two hundred years ago this was part of a larger mid-summer festival with other activities and competitions, but the event is now confined to the cheese-rolling and is held in May during the Spring Bank-holiday Monday.



Enter via UPVC double glazed front door in to:

ENTRANCE HALLWAY

Hard wood flooring, two radiators, coat hanging space with shelving, spot lights, under stairs storage, space for office desk, stairs leading to the first floor, side aspect double glazed window.

KITCHEN / FAMILY ROOM

32'1 max x 15'5 max (9.78m max x 4.70m max)

Hard wood flooring, double radiator, shaker style kitchen comprising of base, drawers and wall mounted units, solid wood worktops, one and a half bowl ceramic sink, integrated washing machine / dryer, integrated dishwasher, wine rack, extractor fan, spot lights, feature lighting under cupboards, space for large oven, space for large fridge / freezer, TV point, front and rear aspect double glazed windows, large aluminium bi-fold doors with built in blinds overlooking the garden.

LIVING ROOM

15'7 x 14'0 (4.75m x 4.27m)

Radiator, electric feature fireplace with wooden surround, TV point, telephone point, front aspect double glazed window, rear aspect UPVC bi-fold doors.

CLOAKROOM

WC, vanity wash hand basin with tiled splash back, heated towel rail, side aspect frosted double glazed window.

From the entrance hall, a stairway leads to the FIRST FLOOR.

LANDING

Power points, radiator, spotlighting, rear aspect double glazed window.

MASTER SUITE

15'5" x 14'8" (4.71 x 4.49)

Power points, radiator, TV point, large built in wardrobes with double and full-length hanging space, rear aspect double glazed window.





EN-SUITE

WC, vanity wash hand basin, shower cubicle with rainfall shower head, tiled splash back, heated towel rail, spot lighting, extractor fan, roof light.

BEDROOM 2

14'8" x 11'3" (4.49 x 3.44)

Radiator, power points, TV point, built in double wardrobes with hanging space and shelving, side aspect double glazed window.

BEDROOM 3

11'1" x 10'2" (3.38 x 3.12)

Radiator, power points, side aspect double glazed window.

BEDROOM 4

13'3" x 7'4" (4.05 x 2.26)

Radiator, power points, TV point, access to loft space, front aspect double glazed window.

BATHROOM / SHOWER ROOM

White suite comprising of WC, bath, vanity wash hand basin with cupboards below, double shower cubicle with rainfall shower head, heated towel rail, spotlights, extractor fan, side aspect frosted double glazed window.

OUTSIDE

The front of the property offers extensive off road parking for several vehicles, a block paved walk way to the front door, and gated access to the rear.

The rear garden offers various seating areas, raised sleeper beds, vegetable produce area, garden shed, covered canopy hot tub area, covered outdoor kitchen area, enclosed by fencing. UPVC door leads into:

DOUBLE GARAGE

17'6 x 16'11 (5.33m x 5.16m)

Accessed via two up and over doors, power points, lighting, part boarded loft.

SERVICES

Mains water, electricity, gas and drainage. Owned solar panels.

AGENT'S NOTE

The solar panels are owned and the current vendors receive approximately £900 annually.
Current generation rate = 25.36 per kW
Export rate = 7.6 per kW

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - TBC.

LOCAL AUTHORITY

Council Tax Band: E
Tewkesbury Borough Council, Council Offices, Gloucester Road,
Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Proceed along Hucclecote Road, which leads onto Ermin Street. After a short distance, turn right onto Green Street, then take the second left into Seabrook Road. The property can be found a short distance along on the left-hand side.





PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



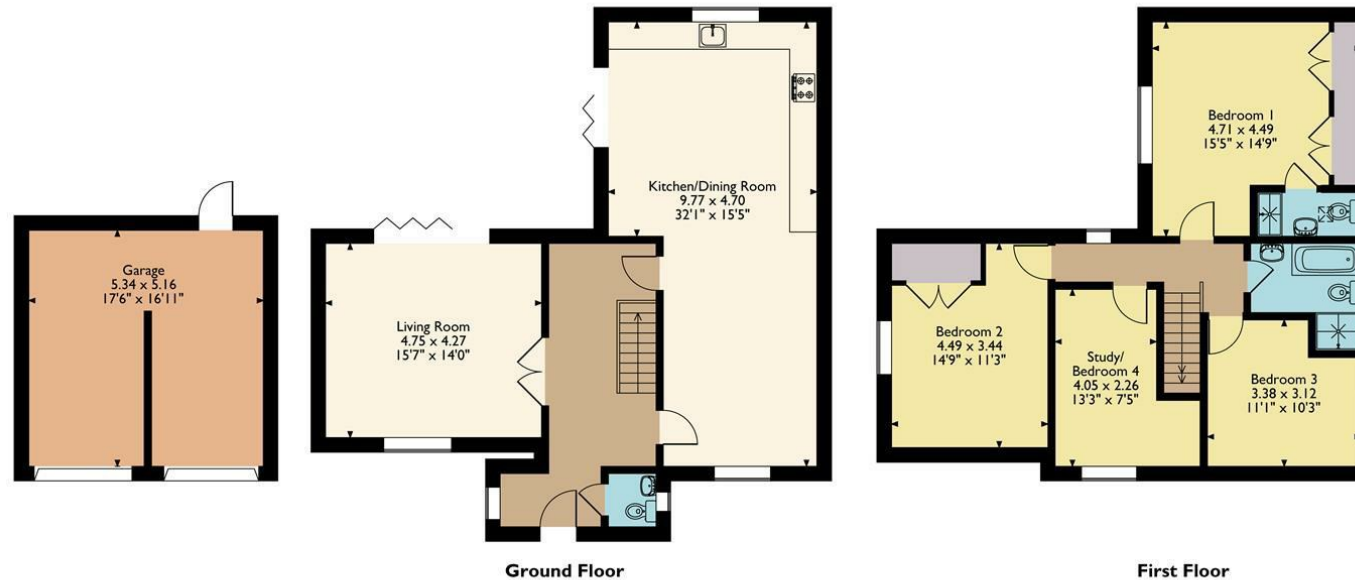
Mistle Cove, Seabrook Road, Brockworth, Gloucester, Gloucestershire

Approximate Gross Internal Area

Main House = 148 Sq M/1593 Sq Ft

Garage = 27 Sq M/291 Sq Ft

Total = 175 Sq M/1884 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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





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