4 Goodrich Hill
Ashleworth GL19 4JD



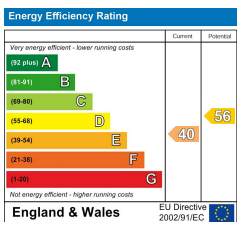
4, Goodrich Hill, Ashleworth, Gloucester, Gloucestershire
Approximate Gross Internal Area
184 Sq M/1981 Sq Ft

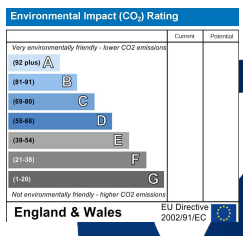


Ground Floor **First Floor**

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.

Guide Price £575,000

An EXTENDED FOUR BEDROOM DETACHED FAMILY HOME having MASTER EN-SUITE, TWO RECEPTION ROOMS, DOUBLE GARAGE and AMPLE PARKING, PRIVATE ENCLOSED GARDEN 75' x 45', nestled in the CHARMING VILLAGE of ASHLEWORTH.

Ashleworth offers local amenities to include a primary school, church, Post Office / shop which also offers a busy hub and cafe, and a busy Woodpeckers Sports Club and Bar.

There is a bus service to Gloucester City Centre (approximately 5 miles distance) and a train station in central Gloucester (approx 6 1/2 miles). For the commuter, access can be gained to the motorway network via junction 11a of the M5 (approximately 10 miles), linking up the Midlands, and the North, Wales, London and the South.















Entrance via half glazed door into:

ENTRANCE HALL
Double radiator, under stairs storage, stairs leading to the first floor.

CLOAKROOM
Low level WC, wash hand basin, single radiator, side aspect frosted window.

LIVING ROOM
19'2 x 13'3 (5.84m x 4.04m)
Stone open fireplace with raised hearth, double radiator, front aspect window, UPVC double glazed sliding patio doors to the rear, fully glazed door leading to:

DINING ROOM
16'3 x 10'11 (4.95m x 3.33m)
Double radiator, double glazed sliding patio doors leading to private rear garden.

KITCHEN / BREAKFAST ROOM
16'2 x 8'11 (4.93m x 2.72m)
Fitted kitchen, one and a half bowl sink unit with mixer tap, integrated electric double oven, microwave, fridge / freezer and dishwasher, four ring hob, cooker hood above, carousel corner cupboard, double radiator, rear aspect window with a private outlook over the garden, fully glazed door leading to:

UTILITY ROOM
11'3 x 7'3 (3.43m x 2.21m)
Sink with mixer tap, range of wall and base units, gas fired central heating and domestic hot water boiler, plumbing for washing machine, double radiator, half glazed door to the front, fully glazed door to the garden.

From the entrance hall, easy tread stairway with half landing leads to first floor.

MASTER BEDROOM
16'8 x 11'9 (5.08m x 3.58m)
Fitted warbrobes, bedside cabinets and dressing table, double radiator, rear aspect window with private outlook.

EN-SUITE
Fitted shower cubicle with panelled surround, vanity wash hand basin, tiled spash back, WC, heated towel rail, rear aspect frosted window.

BEDROOM 2
16'7 x 9'3 (5.05m x 2.82m)
Fitted double wardrobe, hanging rail and shelving, double radiator, rear aspect window with private outlook.

BEDROOM 3
16'5 x 9'6 (5.00m x 2.90m)
Double radiator, side aspect window.

BEDROOM 4
10'3 x 7'1 (3.12m x 2.16m)
Single radiator, front aspect window.

BATHROOM
Modern panelled bath with Marbrex surround, Mira shower over, WC, vanity wash hand basin, heated towel rail, front aspect frosted window.

OUTSIDE
A tarmac driveway, with parking for several vehicles, leads to:

DOUBLE GARAGE
17'3 x 16'10 (5.26m x 5.13m)
Accessed via an electric up and over door, power and lighting, eaves storage, door to rear garden.

To the front, there is a good sized lawned area with mature shrubs and bushes, outside lighting, water tap, gated side access to rear.

To the rear, there is a large enclosed garden with paved patio area, expansive lawn, mature shrubs and trees, outside lighting, water tap, raised paved patio, fencing and hedging surround. The garden measures approximately 75' x 45'.

SERVICES
Mains electricity, drainage and water. LPG heating.

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 - metered supply.

LOCAL AUTHORITY
Council Tax Band: F
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
From Gloucester, proceed along the A417 passing through Maisemore into the village of Hartpury. Just before the Royal Exchange pub, turn right into Broad Street. Proceed along here into the village of Ashleworth and Goodrich Hill can be found on the left hand side.

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