

ESTATE AGENTS



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PRICE: £545,000

REF: H24224

**ANCHORDYNE
PAINSWICK ROAD
BROCKWORTH
GLOUCESTER
GL3 4RU**



**A SUBSTANTIAL 3 BEDROOMED PERIOD FAMILY HOME
IN A LOVELY SEMI RURAL LOCATION SITUATED ON A LARGE
PLOT**

City Centre:

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Gloucester GL1 3AA
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✉ office@
farr-farr.co.uk

Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
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Longlevens:

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
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Churchdown:

1 Church Road
Gloucester GL3 2ER
☎ 01452 857421
✉ churchdown@
farr-farr.co.uk

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
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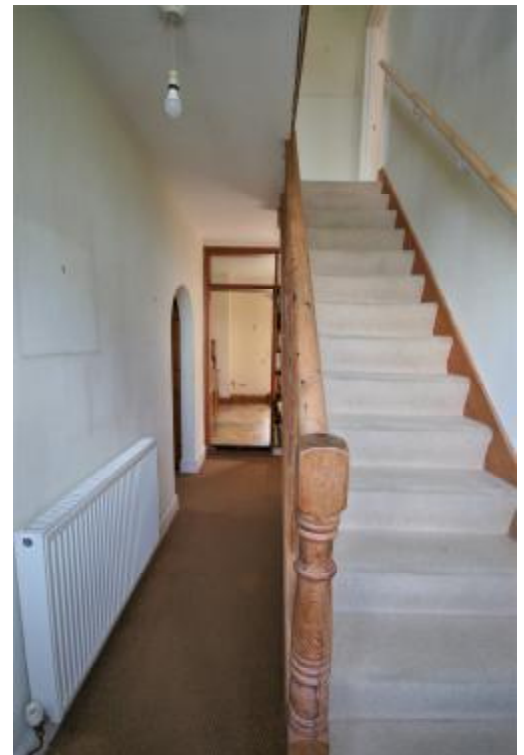
ANCHORDYNE, PAINSWICK ROAD, BROCKWORTH, GLOUCESTER, GL3 4RU
DESIRABLE SEMI RURAL LOCATION!! This period family house has retained many period features and has been lovingly maintained by its current owners and could now benefit from some internal updating. The property occupies a generous plot with private and mature front and rear gardens. Inside you will find 3 large bedrooms, family bathroom, utility room, kitchen, dining room, lounge and downstairs cloakroom. The property benefits from double glazing throughout and gas central heating as well as a large double garage and substantial timber outbuildings which offer huge potential.

Painswick Road in Brockworth is situated in a highly convenient position approximately three miles to the east of the city centre. Well respected schools are within easy reach, good shopping is close by and access to both Cheltenham, the M5 motorway and The Cotswolds are only a short drive away.

3 BEDROOMS; BATHROOM; SITTING ROOM; DRAWING ROOM; KITCHEN/BREAKFAST ROOM; UTILITY ROOM; DOWNSTAIRS CLOAKROOM; GAS CENTRAL HEATING; LARGE PLOT; TIMBER OUTBUILDINGS; DOUBLE GARAGE; NO ONWARD CHAIN

ENTRANCE HALL:

VIA Traditional glazed door. Fitted carpet. Radiator. Stairs to first floor.



DRAWING ROOM : 12'11 x 9'11

UPVC double glazed bay window to front. Original timber floorboards. Open fireplace with timber surround and original tiled insert.



SITTING ROOM : 15'3 X 13,0

UPVC double glazed window to front and French doors to rear garden. Feature fireplace housing log burner and decorative surround. Fitted carpet.



KITCHEN/BREAKFAST ROOM : 12'10 x 9'11

UPVC double glazed window to side. Range of wall and base units with worktops over. Sink unit with drainer and chrome mixer tap. Integrated dishwasher. Vinyl floor. Space for table and chairs. Radiator. Door to utility room. Sliding doors to hallway.



UTILITY ROOM : 12,10 x 7'2

Tiled floor. Glazed stable door to garden. Velux windows. Glazed windows to rear and side. Plumbing for washing machine and space for additional appliance. Freestanding boiler (recently installed)



CLOAKROOM :

Low level WC. Vanity wash hand basin. Fitted carpet. Tiled splashbacks. Window to side.



UPSTAIRS LANDING :

Large spacious landing. Doors to all rooms. UPVC double glazed window to front.

MASTER BEDROOM : 15'3 x 12'12

UPVC double glazed window to front and rear. Fitted carpet. Radiator. Range of fitted wardrobes.



BEDROOM TWO : 12'11 x 9'11
UPVC double glazed window to front.
Fitted carpet. Built in wardrobes.
Radiator.



BEDROOM THREE : 12'10 x 9'11
UPVC double glazed window to side.
Fitted carpet. Radiator. Cupboard
housing hot water tank. Eaves
cupboard. Fitted carpet.



BATHROOM :
UPVC double glazed window to side. Suite
comprising of wash hand basin and low-level WC,
paneled bath and shower enclosure with mains
powered shower. Vinyl flooring. Radiator. Access to
loft space.

EXTERIOR :

REAR GARDEN :

Mainly laid to terraced lawns, mature borders, shrubs, and trees. Outside tap. Lighting. Beautiful views. Access to outbuildings and parking.

GARAGE :

Double garage with light and power. Off road parking.



TIMBER DOUBLE BARN :

2 Storey timber barn



TIMBER SUMMERHOUSE :

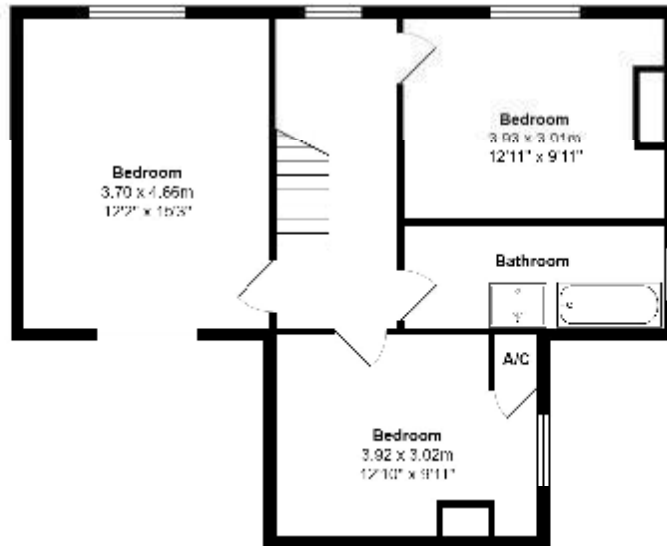
2 rooms – interconnecting door. Veranda.





**VIEWING BY APPOINTMENT WITH THE AGENT
ALL MEASUREMENTS ARE APPROXIMATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



Approx Total Area: 125.0 m² ... 1355 ft²

Drawn by: www.glaucostrenergysolutions.co.uk

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shades and compass bearings before making any decisions based upon this plan.