

£325,000

Stambourne Lane

Wanswell, Berkeley, GL13 9RZ

PROPERTY SUMMARY

Welcomed by a handy entrance porch, this charming cottage opens into a spacious living room, perfect for cosy evenings. The well proportioned kitchen and dining area flows seamlessly from here, leading to a practical downstairs cloakroom. A versatile third reception room offers endless possibilities, whether as a playroom, home office, or comfortable additional bedroom.

Upstairs, you will find two generous double bedrooms, each filled with natural light with windows overlooking the surrounding open countryside alongside a well appointed main bathroom.

The property boasts beautifully established gardens with open views over the surrounding countryside. A separate fully powered office and workshop provides an ideal space for remote working or hobbies, while access via Stambourne Lane ensures peace and privacy. Ample parking is also available.

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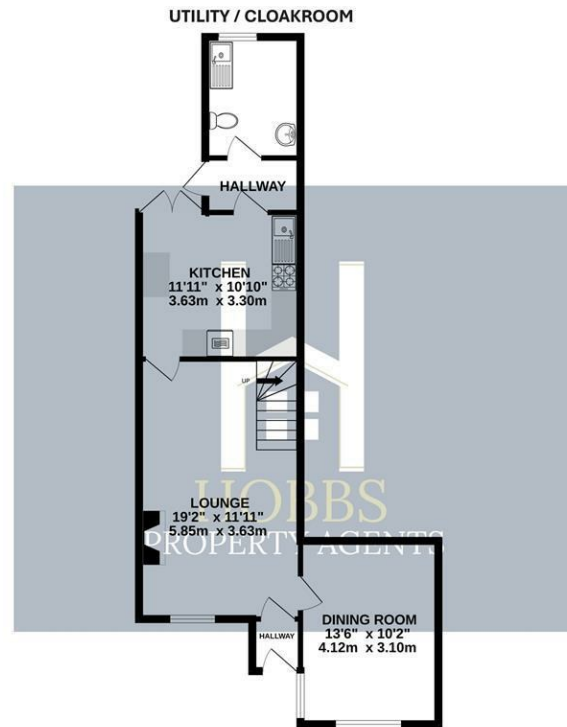
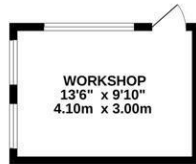




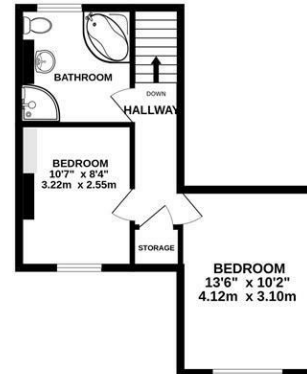




GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Stroud Council

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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