



Brookside Cottage Mill Lane, Witcombe – GL3 4TE

Gloucester

£485,000

Brookside Cottage Mill Lane

Witcombe, Gloucester

Nestled down a tranquil country lane in the highly sought-after village of Witcombe, this spacious five-bedroom detached bungalow offers the perfect blend of rural tranquility and convenient access to local amenities. Enjoy breath taking views of the surrounding countryside, all while being just a short distance from local shops, schools, and more. The property boasts a large entrance hall, a bright and airy lounge/diner perfect for entertaining, a modern fitted kitchen, and a lovely conservatory offering extra living space. The bungalow features four double bedrooms and one single, providing ample space for family living or hosting guests and a contemporary four-piece suite family bathroom ensures comfort and convenience. This lovely home benefits from UPVC double glazing, gas central heating, and solar panels, ensuring energy efficiency and lower running costs. A well-maintained, enclosed rear garden offering the perfect space for relaxation or outdoor activities. The property includes a double garage with power and off-road parking for multiple vehicles. Approximate rental value of £1,750pcm - £2,000pcm. Please contact Michael Tuck Lettings in Abbeymead for further information.

To arrange a viewing please call us today on **01452 612020**.

Don't miss out on this fantastic opportunity to own a slice of countryside living in one of Gloucestershire's most desirable villages!

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

Lounge/Diner

Dimensions: 22' 8" x 12' 1" (6.90m x 3.68m).

Kitchen

Dimensions: 9' 10" x 9' 10" (2.99m x 2.99m).

Conservatory

Dimensions: 13' 0" x 7' 9" (3.96m x 2.36m).

Bathroom

Dimensions: 9' 10" x 7' 7" (2.99m x 2.31m).

Bedroom 1

Dimensions: 12' 7" x 10' 6" (3.83m x 3.20m).

Bedroom 2

Dimensions: 12' 7" x 10' 1" (3.83m x 3.07m).

Bedroom 3

Dimensions: 12' 0" x 9' 10" (3.65m x 2.99m).

Bedroom 4

Dimensions: 12' 6" x 9' 1" (3.81m x 2.77m).

Bedroom 5

Dimensions: 9' 2" x 9' 1" (2.79m x 2.77m).

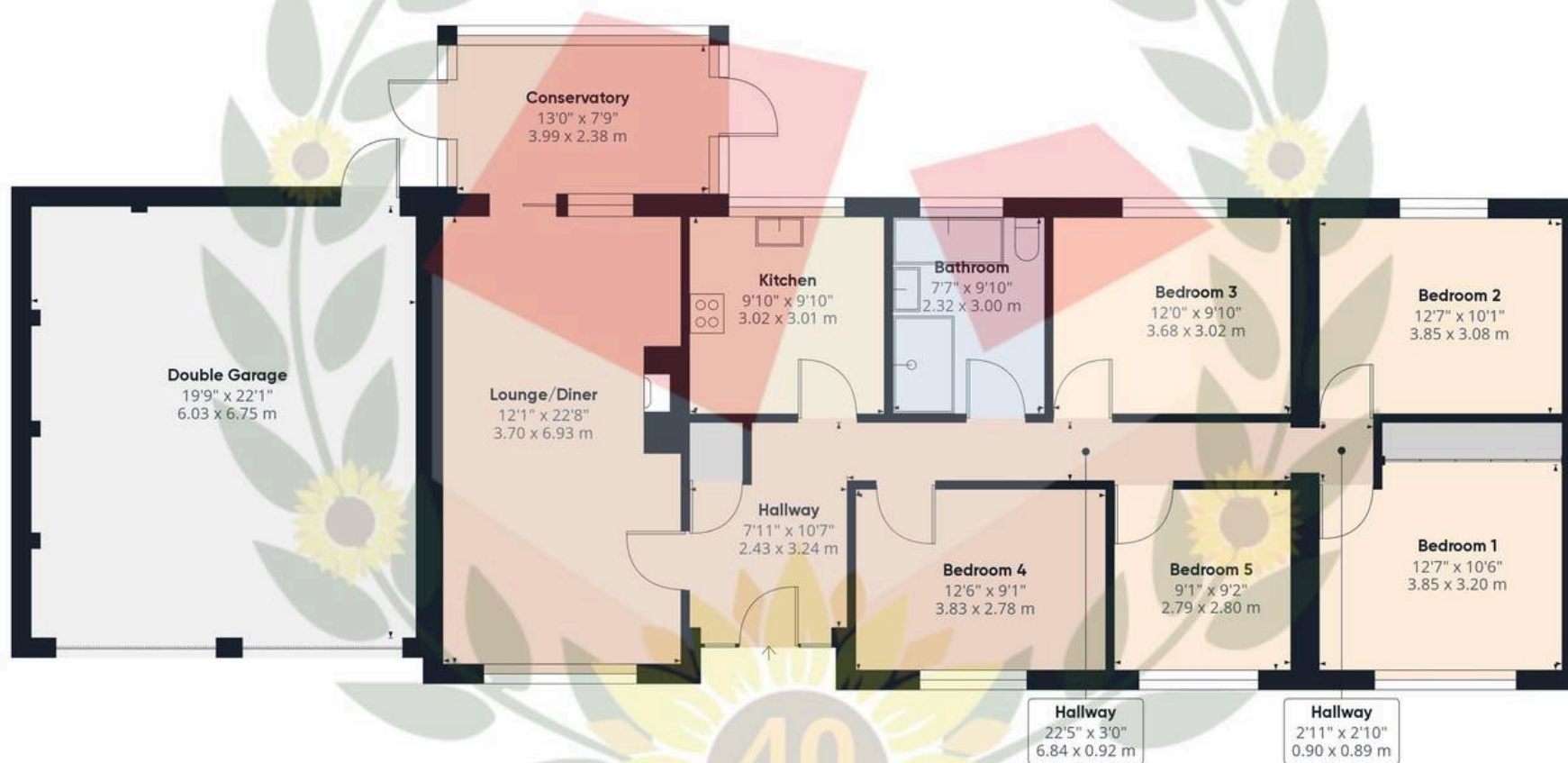
Double Garage

Dimensions: 22' 1" x 19' 9" (6.73m x 6.02m).

Additional Information From Vendor

Utilities • Electricity – Mains • Gas – Mains • Water – Mains •
Sewerage – Mains • Broadband – Copper Wire





Approximate total area⁽¹⁾

1783.69 ft²

165.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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