

SAMPLE PROPERTY DETAILS ONLY



**THE PATCH HOUSE, SHEPHERDS PATCH,
SLIMBRIDGE, GLOS, GL2 7BP**

£385,000

FREEHOLD

**FOR SALE BY PUBLIC AUCTION
UNLESS PREVIOUSLY SOLD OR WITHDRAWN**

**A rare opportunity to acquire this large bay fronted period 13 bedroom detached house.
The property is set in a pleasant semi-rural location on the fringe of the village of
Slimbridge and near to the canal and open countryside**

The Patch House, Shepherds Patch, Slimbridge, Gloucestershire, GL2 7BP C464

THE PROPERTY: Patch House is a large detached period property believed to date back to the Victorian era and is situated in a pleasant semi-rural location within a stone throw away from the Gloucester Sharpness canal and open countryside. The property is currently being run as a retirement home for the elderly. However, the retirement home is being wound down so that the property could provide many other uses, partially that of a spacious family home for investment potential to convert into flats which would be subject, of course to the usual planning consents for change of use. The versatile and flexible living accommodation benefits from oil fired central heating, double glazing, off road parking for four vehicles, a lawned garden and patio area.

SITUATION: The Patch House enjoys a pleasant location within the hamlet of Shepherds Patch on the fringe of the village of Slimbridge, famous for its 'Wild Life Trust' founded by Sir Peter Scott. Within the village can be found a Post Office/local store, village school, Parish Church, village hall and local inns. The neighbouring village of Cambridge offers additional day-to-day facilities, whilst Dursley, some five miles away, provides more extensive shopping, recreational and educational facilities. Communications within the area are good with the proximity of the M5 motorway just six miles away providing access to the major towns and cities of the region including Bristol, Gloucester and Cheltenham. Main line railway services to Bristol are available from Cam station, and to London (Paddington) Intercity services area available from Stonehouse and Stroud stations.

The accommodation briefly comprises:-

- * Pleasant semi-rural village location with its own Post Office / Local Store, Village School, Parish Church, Two Public Houses and renowned Slimbridge Wildfowl Trust *
- * Close to the canal & open countryside *
- * Potential for a spacious family home/investment opportunity *
- * Accommodation currently 13 bedrooms *
- * Reception hall * Sitting room * Separate dining room * Kitchen/breakfast room *
- * Utility room * En-suite bedroom * Three bathrooms *
- * Shower room * Double glazing * Oil fired central heating *
- * Off road parking for four vehicles * Compact level gardens *
- * Cheltenham Spa approximately 20 miles * Gloucester approximately 8 miles *
- * Easy access to the M5 motorway & major road links *

THE ACCOMMODATION COMPRISES (with approximate measurements):-

GROUND FLOOR

ENTRANCE	Part glazed door to entrance hall.
ENTRANCE HALL	Staircase to first floor and lower ground floor. Cloaks cupboard.
BATHROOM	Panelled bath. Pedestal wash hand basin. Low level w.c.

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LIVING ROOM
15'10 x 12'10
(4.8 x 3.9)

Double glazed window to front. Windows to side. Cast iron fireplace with slate surround.



Living Room

BEDROOM
12'4 x 10'2 + bay
(3.8 x 3.1)

Double glazed window to front. Wall mounted wash hand basin.

BEDROOM
11'10 x 9'4
(3.6 x 2.8)

Double glazed window to side. Pedestal wash hand basin.

BEDROOM
11'9 x 8'11
(3.6 x 2.7)

Double glazed window to side. Wall mounted wash hand basin.

SHOWER ROOM

Double glazed window to side. Tiled shower cubicle. Pedestal wash hand basin. Low level w.c. Shaver point.

BOX ROOM
8' x 6'5
(2.4 x 2.0)

Double glazed window to rear.

BEDROOM
13'6 x 10'2
(4.1 x 3.1)

Double glazed windows to two aspects. Sliding mirror fronted wardrobes.

LOBBY:

CLOAKROOM

Storage cupboard. Wall mounted wash hand basin. Low level w.c.

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BEDROOM 14'1 x 13'10 (4.3 x 4.2)	Double glazed windows to two aspects. Glazed door to side.
EN-SUITE	Double glazed window to rear. Panelled bath. Pedestal wash hand basin. Low level w.c. Built-in wall cupboards.
LOWER GROUND FLOOR	
HALL	Understairs storage cupboard.
BATHROOM	Panelled bath. Pedestal wash hand basin. Low level w.c. Part tiled surround. Built-in linen cupboard. Cupboard housing oil fired central heating boiler and hot water cylinder.
BEDROOM 12'1 x 9'9 (3.7 x 3.0)	Two double glazed windows to side. Pedestal wash hand basin.
BEDROOM 12'10 x 7'10 (3.9 x 2.4)	Double glazed window to front. Part double glazed door to courtyard. Pedestal wash hand basin.
DINING ROOM 14'7 x 11'8 (4.4 x 3.6)	Double glazed windows to two aspects. Door to lobby. Door to hall and door to:
KITCHEN/BREAKFAST ROOM 12'4 x 12'4 (3.8 x 3.8)	Double glazed window to side. Fitted with a range of base and wall units incorporating cupboards and drawers. Laminated work surfaces. Double bowl stainless steel drainer to each side. Built-in 'Tricity' double oven/grill. Ceramic hob with extractor over. Plumbing for dishwasher. Small wash hand basin.
UTILITY ROOM	Double glazed window. Plumbing for automatic washing machine. Shelving.
ON THE FIRST FLOOR	
LANDING	Double glazed window. Access to roof space.
CLOAKROOM	Low level w.c. Wall mounted wash hand basin.
BEDROOM 12'3 x 8'10 (3.7 x 2.7)	Double glazed window to side looking out to boat yard and canal. Wall mounted wash hand basin.
BATHROOM	Double glazed window to side. White suite comprising panelled bath with shower over. Pedestal wash hand basin. Tiled surrounds. Shaver point.
BEDROOM 11'4 x 8'6 (3.5 x 2.6)	Double glazed windows to front and side. Wall mounted wash hand basin.

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BEDROOM
13'9 x 8'7
(4.2 x 2.6)

Double glazed window to front. Wall mounted wash hand basin.

BEDROOM
12'6 x 10'
(3.8 x 3.0)

Double glazed window to front. Wall mounted wash hand basin.

BEDROOM
13'6 x 13'2
(4.1 x 4.0)

Double glazed window to side. Oval stainless steel sink with work surface and cupboard under.

EXTERIOR

The property benefits from car parking for several vehicles.

GARDEN

To the front is a small level grassed area with flower boarder and arched rose trellis. From here stone steps lead up to the front entrance door. The major portion of the garden lies to the side with a further section of garden to the rear. This is primarily laid to level lawn with flower beds and shrubs. Original well.



View of the canal

FINANCIAL ADVICE

COTSWOLD ESTATE AGENTS have access to INDEPENDENT MORTGAGE ADVICE.
Professional advice on the widest range of mortgages, life assurance and investment products. Further details on request.

These details have been prepared on the instructions of the vendor(s) of the property. No apparatus, equipment, fittings or services have been tested, so we are unable to verify that they are in working order. The buyer is advised to obtain their own verification from a qualified person.