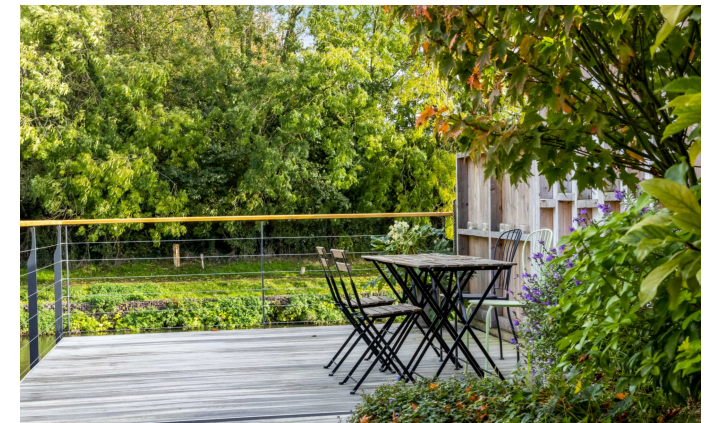


Green Bank, Purton, Berkeley, Gloucestershire, GL13 9HP



Sought after location • Water side setting • Immaculately presented • Beautiful views •
Contemporary style • Open plan living • EPC D

Green Bank,

Purton, Berkeley, Gloucestershire, GL13 9HP

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Located in a semi-rural position stands this beautifully presented three-bedroom cottage offering contemporary-style waterside living and enjoying far-reaching countryside views.

On entering through a pitched roof porch ideal for coats and boots there is a lovely size open plan sitting/dining room/kitchen.

The sitting area enjoys wooden floors built-in bookshelves and a wood burner. The dining room is of a good size and the kitchen is immaculately presented with plenty of contemporary-style units and bi-fold doors leading out to the rear patio and garden, an ideal area to sit and entertain and enjoy the waterside views.

To the first floor, there are two bedrooms both enjoying lovely views looking out and the family shower room is immaculately presented in a contemporary style.

To the second floor, the beautifully presented master bedroom is of a generous size and enjoys spectacular waterside views looking out through a large picture window.

To the outside, there is a patio area to the rear and a large contemporary decked area is a lovely area from where to sit and entertain and enjoy the waterside views. Stairs lead down to the waterside and there is plenty of storage located below the decking.

Amenities

Purton is located in the gorgeous rural countryside just a couple of miles from Berkeley. Berkeley town offers a primary school and the Vale of Berkeley College and is within the catchment areas of both Rednock & Katherine Lady Berkeley secondary schools. It also offers a bank, public library, cafe and several pubs & restaurants plus various takeaways and local museum. A main attraction of Berkeley is the Castle, the oldest inhabited castle in the UK, running some great family

events throughout the year.

A brilliant commuter position Berkeley and its surrounding villages enjoy easy access via the A38 to both Cheltenham & Gloucester to the north and Bath & Bristol in the South West, with Cribbs Causeway 'The Mall' shopping & entertainment complex just 20mins drive.

Directions

From the agents office proceed out of Stroud heading towards Stonehouse following from the Caincross Road A419. At the large island take the first exit and follow to the next island taking the second exit with Sainsbury's on your left to the next island take the third exit and follow this road follow to a large island called Horse trough roundabout, take your first exit onto the Bristol road follow this road until reaching the next island and take second exit still the Bristol Road. At the Stroudwater Interchange (motorway island) go straight over taking the second exit and follow this road over the motorway and follow to the next island and take the first exit. Follow the A38 passing through Cambridge and continue on passing the Prince of Wales on your left then take the right turning to Breadstone. Continue along the road taking the right turning to Halmore and follow the road along until you enter Purton where you will find the property on the right hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: C

Our reference

STRVAL/SM/RN/03112023

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: stroudvalleys@perrybishop.co.uk









Total Area: 95.8 m² ... 1031 ft²

All measurements are approximate and for display purposes only

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: stroudvalleys@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

