

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- EXTENDED DETACHED FAMILY HOME
- TWO/THREE RECEPTIONS
- FOUR/FIVE BEDROOMS
- REFITTED KITCHEN/BREAKFAST ROOM
- CLOAKROOM, FAMILY BATHROOM, EN SUITE
- WORKSHOP/STORE/GARDEN ROOM
- ENCLOSURE REAR GARDEN WTH ACCESS TO BOTH SIDES
- DRIVEWAY WITH PARKING FOR TWO/THREE CARS
- OIL CH, DOUBLE GLAZING
- EPC 'D' COUNCIL TAX 'E' FREEHOLD AND FREE NO CHAIN



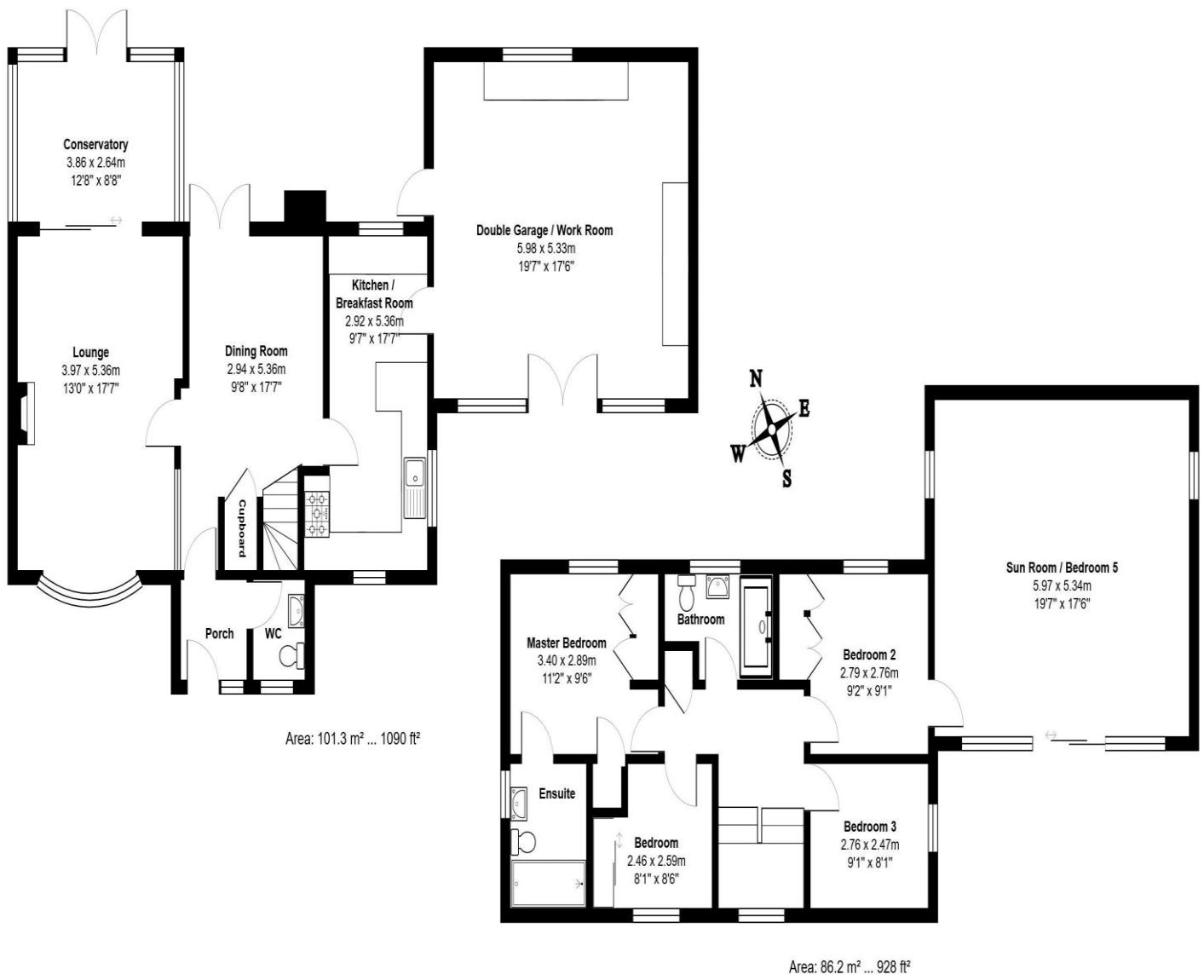
49 COURT MEADOW  
STONE  
BERKELEY  
GL13 9LR

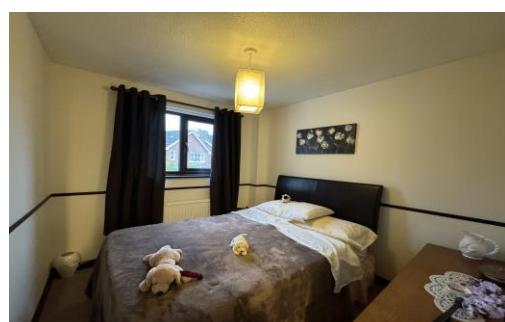
GUIDE PRICE £565,000

Situated on a Small Development built by Monty Benson 40 years ago, is this Extended Detached Home with easy access to both Motorway and A38. The property previously had a Double Garage but the present owner has changed it now to a Store/Workshop with Glazed door across the front and built a huge Sitting Room or Master Bedroom above it. The Characterful Accommodation offers Two Receptions, Conservatory Refitted Kitchen/Breakfast Room, Cloakroom, Master Bedroom with En Suite, Three Further Bedrooms and Large FF Sitting Room . The property has a lovely enclosed garden to the rear with access to both sides plus Driveway for at least two vehicles. Oil Fired CH, Double Glazing . EPCD' Council Tax 'E' Stroud DC Freehold and Free

STONE Straddling the A38, Stone has great communication links both north and south using both the A38 and the M5, being only a few moments from Junction 14. The village has a church and also its own village primary school with a choice of secondary schools either to the south in Thornbury and Alveston or to the north in Wotton under Edge and Dursley. The nearest shop is just a mile or so down the A38 in Falfield but with the towns of Thornbury, Berkeley and Dursley only a few miles drive away.

THORNBURY With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two supermarkets, a library, The Mundy Playing fields, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury also benefits from a number of great eateries, from pubs to cafes and cafes to fine dining restaurants.





# Energy performance certificate (EPC)

49 Court Meadow Stone BERKELEY GL13 9LR	Energy rating <b>D</b>	Valid until: <b>13 January 2036</b>
	Certificate number: <b>0380-2197-3590-2996-4755</b>	

**Property type**

Detached house

**Total floor area**

138 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

## PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.