



The Meadows, Church Road, Arlingham,
Gloucestershire, GL2 7JL

O.I.E.O £585,000

The Property

Situated within the beautiful village of Arlingham is this four bedroom new build family home, which is currently still under construction and will be finished to a very high standard. Once completed The Meadows will offer high specification insulation and an energy efficient air source heat pump with a pressurised cylinder. The property also benefits from double glazing throughout.

On entering the property there is a good size hallway with wooden flooring which leads through to the separate dining room. Opposite the dining room is the spacious sitting room with French doors leading out to the patio areas. The large kitchen will be fitted with modern units along with an island and breakfast bar and follows through to the garden room which is attached to create one large space with double glazed bi-fold doors opening out to the enclosed garden. The downstairs also benefits from a toilet and separate utility room with a boot washing sink.

There is a lovely oak stair case which leads you to the first floor that consists of four double bedrooms, two of which are en-suites with the master bedroom having the benefit of one along with a Juliette balcony. The second master bedroom also has an en-suite shower room. A family bathroom is also located on this floor and offers a bath and separate shower.

Please note that certain fixtures and fittings can be negotiated if reserved at an early stage with a deposit.

Amenities

Arlingham remains very much a farming community (indeed there are 14 farms in the parish) and the inhabitants are proud of their heritage. Many families have lived here for generations and the village remains in many ways unchanged by the years. There is an active Parish Council, a flourishing Women's Institute and Gardening Club, a Football Club a Toddler Group and recently a playground has been added to the village amenities. Arlingham is a popular place for ramblers walking the Severn Way, giving excellent views of the river and across to the Forest of Dean and May Hill

Directions

From our office in Nailsworth take the A46 towards Stroud bearing left towards Stonehouse and Dudbridge, turn left at the roundabout and follow the signs for the A419, continue along the A419 until you reach the Stonehouse roundabout. Take the first exit onto Bristol Road and travel along for 0.9 miles to the next roundabout and go over the M5. At the next roundabout take the first exit onto the A38. After a short distance passing the petrol station on your left, turn right onto B4071, Perry Way. Follow the road straight through Frampton on Severn passing the Green on your left and follow the road until you go over the canal bridge.

Follow the road taking a left as the road bends to the right following the signpost for Arlingham. Follow into the village and on reaching the Red Lion public house on your right turn left onto Church Road and the property can be found on the left hand side.

Viewings

Strictly by appointment only – appointments to view should be made through our Nailsworth Office – 01453 836736

Local Authority

Arlingham Parish Council
Telephone number: 01452 741666
Email address: arlinghampc@yahoo.co.uk

Ref: NAI23769/sm/61029003

FLOORPLAN TO FOLLOW

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. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.

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