



# Beacon House

Beacon Lane  
Haresfield  
Gloucestershire  
GL10

A beautifully presented six bedroom, three storey modern detached residence. Three reception area's, impressive kitchen/breakfast room, utility, sun room, two en-suites and family bathroom.

Double garage, ample off road parking and well stocked gardens.



*Guide price*  
£875,000



**FINE & COUNTRY**

## Amenities

Haresfield is a most idyllic and much sought after village being located at the foot of the Cotswold escarpment. The location is only a short walk away from village amenities which include a well-regarded primary school, public house, village hall, church and cricket pitch/recreational ground.

## Entrance Hall

Timber door to front with glazed panels and glazed side panels, double glazed window to front, coving, stairs to first floor, under stairs cupboard and two radiators.

## Cloakroom

Double glazed window to side, low level WC, wash hand basin, tiled splash backs, radiator and tiled floor.

## Sitting Room 17'8" (5.39m) x 14'1" (4.29m)

Timber French doors with glazed side panels opening out to the conservatory, coving, wall light points, fireplace with wood burner and mantle. Radiator.

## Upper Sitting Room 13'4" (4.06m) x 9'4" (2.85m)

Double glazed window to front, coving, radiator and television point.

## Dining Room 13'0" (3.95m) x 10'0" (3.05m)

Double glazed window to front, coving, radiator and television point.

## Kitchen/Breakfast Room 14'10" (4.53m) x 13'11" (4.25m)

Double glazed window to rear, recessed down lighting, French doors leading out to the conservatory, modern shaker style fitted wall and base units complemented with light coloured block edge work surfaces, stainless steel sink with mixer tap, built in `Neff` appliances to include an electric five ring induction hob with filter hood over, oven with sliding door and separate combination microwave oven. Built in dishwasher. Upright radiator and tiled floor.

## Utility

Door to side, double glazed window to side, range of fitted wall and base units with stainless steel single drainer sink with mixer tap, plumbing for washing machine and space for fridge/freezer. Tiled floor.

## Conservatory 14'1" (4.28m) x 9'8" (2.94m)

Double glazed French doors leading out to the garden, double glazed windows to rear and side, clear glass roof with UV protection, radiator and tiled floor.

## First Floor

### Landing

Stairs to second floor, coving, and built in storage cupboard. PIR lighting sensor.

### Bedroom One 17'8" (5.39m) x 14'3" (4.35m)

Two double glazed windows to rear, wall light points, two double width wardrobes, radiator and television point. Door to the ensuite bathroom.

### Ensuite Bathroom

Double glazed window to front, recessed down lighting, contemporary free standing bath, wall mounted wash hand basin, low level WC, shaver point, tiled walls, heated chrome towel rail and tiled floor.

### Bedroom Two 14'10" (4.53m) x 14'1" (4.29m)

Double glazed window to rear, access to loft space, radiator and television point.

### Bedroom Three 13'0" (3.95m) x 10'0" (3.05m)

Double glazed window to front, radiator and television point.

### Bedroom Four/Study 11'2" (3.4m) x 11'1" (3.38m)

Double glazed window to front, fitted office furniture, shelving, storage, work top desk, and built in storage cupboard. Radiator.

### Shower Room

Double glazed window to side, shower cubicle, low level W/C, pedestal wash hand basin, shaver point, tiled walls and tiled flooring.

## Second Floor

### Landing

Double glazed velux style window to rear.

### Bedroom Five 18'3" (5.56m) Max x 12'9" (3.88m)

Double glazed window to side, access to loft, built in double wardrobe, radiator and television point. Door to ensuite shower room.

### Ensuite Shower Room

Extractor, shower cubicle, low level W/C, pedestal wash hand basin, part tiled walls, radiator and tiled floor.

### Bedroom Six 11'10" (3.61m) x 10'0" (3.05m)

Double glazed window to side, radiator and laminated floor.

## Outside

### Front

Approached via double timber gates, the gravel driveway leads you to the garaging and provides ample off road parking. Well stocked flower and shrub borders, outside lighting and useful gated side access to both sides of the property.

### Double Garage 18'4" (5.58m) x 17'6" (5.33m)

Twin timber double doors, power and light.

### Rear

Generous and mature cottage style garden being laid to lawn with box hedging, paved patio/seating area's and flower and shrub borders. Climbing plants. Outside cold water tap and outside security lighting. Screened area covering the oil tank. Outside `Worcester Bosch` oil fired boiler.

### Agents Note

Our vendors enjoy the use of an additional section of garden which is not owned by them but rented for a small annual fee.

### Selling Agent

Fine & Country  
01453 751661  
[www.fineandcountry.com](http://www.fineandcountry.com)

### Local Authority

Stroud District Council - Band G

### Directions

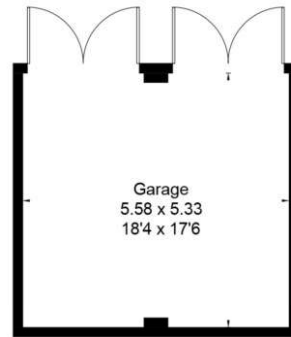
For SAT NAV use: GL10 3ES

### EPC

Pending



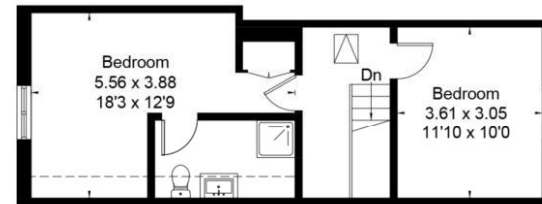
Approximate Area = 258.9 sq m / 2787 sq ft  
 Garage = 30.0 sq m / 323 sq ft  
 Total = 288.9 sq m / 3110 sq ft (Excluding Shed)  
 Including Limited Use Area (5.1 sq m / 55 sq ft)



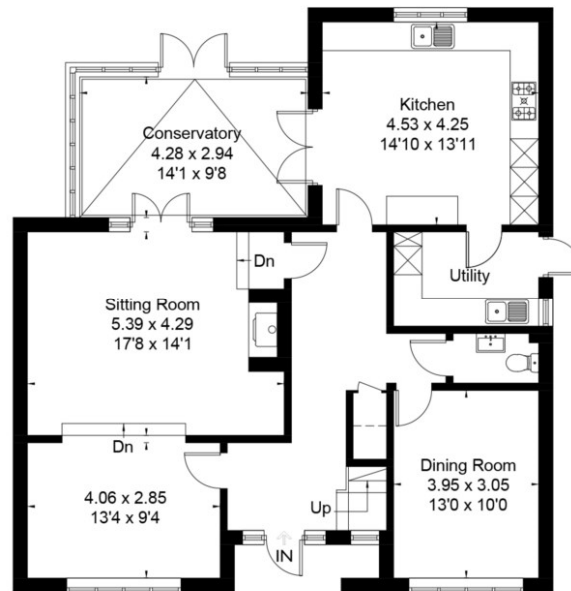
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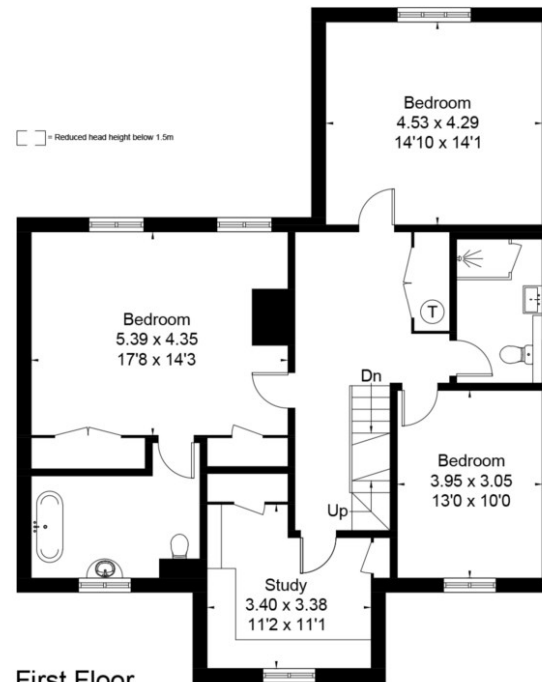
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Second Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 287898

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