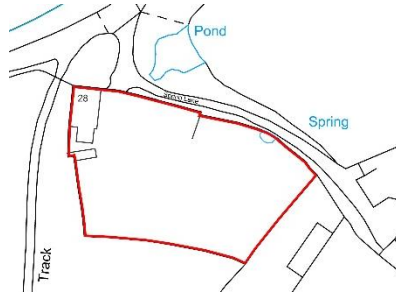




ELMORE
GUIDE PRICE £495,000

MOORE ALLEN
& INNOCENT

28 SPRING LANE, ELMORE, GLOUCESTER, GLOUCESTERSHIRE GL2 3SR



An individual detached house enjoying a peaceful setting in the sought-after village of Elmore, surrounded by open countryside and set within approximately 0.6 acres.

The extended accommodation offers flexible living space, comprising two well-proportioned reception rooms, a kitchen and a central entrance hall providing access to the cellars and the first floor. Upstairs, there are four bedrooms served by a family bathroom.

While the property would benefit from updating, it presents an excellent opportunity to enhance and personalise, creating a superb family home in this idyllic rural location.

LOCATION - Elmore is situated immediately south-west of Gloucester on the border with Quedgeley. An ancient and historic farming community which has existed undisturbed

by the hustle and bustle of modern life, Elmore is tucked away off the beaten track, between the River Severn and the Sharpness canal. It has uninterrupted views over undulating farmland. Although in a rural setting, Elmore benefits from the local amenities in Quedgeley and is within 5 miles of Gloucester, so perfect for working in the city or indeed Cheltenham and access to the M5 motorway (Junction 12).

SERVICES: Mains electricity and water are connected to the property. Private drainage via a septic tank. Oil fired heating feeding radiators. Broadband & Mobile signal checker via www.ofcom.org.uk.

OUTGOINGS: The property has been placed in Band 'D' for Council Tax purposes; charges 2026/27 £1,852.11. EPC E (40)
LOCAL AUTHORITY: Stroud District Council (01453) 766321.
TENURE: Freehold with vacant possession upon completion.

Approximate Gross Internal Area 1739 sq ft - 162 sq m (Excluding Outbuilding)

Basement Area 303 sq ft – 28 sq m
 Ground Floor Area 932 sq ft – 87 sq m
 First Floor Area 504 sq ft – 47 sq m
 Outbuilding Area 176 sq ft – 16 sq m



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