



Wisteria Cottage , Tibberton GL2 8EB

£325,000



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- Three bedroom character cottage
- Kitchen breakfast room overlooking the rear garden
- Popular location in the village of Tibberton
- mature front and rear gardens
- Envious views across neighbouring fields
- Gloucestershire County Council. Tax Band D
- EPC E45

£325,000



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Living room

Spacious living room with wood burning stove and stone hearth. Practical tiled floor. Bay window overlooking the front aspect.

Dining room

Versatile room with fireplace. Tiled floor. Windows to both front and rear aspect as well as French doors to outside patio area.

Kitchen / breakfast room

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven with four ring electric hob and a extractor over. Additional space for fridge/freezer. Tiled floor. Breakfast bar facing the rear aspect across neighbouring fields.

Utility room

Plumbing for washing machine and space for tumble dryer. Tiled floor.

Cloakroom

WC and frosted window to rear aspect. Tiled floor.

Master bedroom

Double bedroom with built in wardrobe. Window facing front aspect.

Second bedroom

Double bedroom with built-in wardrobe. Dual aspect windows overlooking front and rear aspects.

Third bedroom

Versatile space currently utilised as a home office. Window to front aspect overlooking the front garden.

Bathroom

Modern white suite comprising WC, wash hand basin, bath and shower enclosure.

Outside

To the front of the property features a well-kept lawned garden with a range of mature shrubs, flowers and a pond. Screened oil tank. A pathway leads to the front door. To the rear of the property is a patio

area where you can enjoy enviable views across neighbouring farmland, ideal for alfresco dining in the summer months.

Location

Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from its own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances and the yearly Tibberton Show. The village also has its own chapel and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

Material information

Tenure: Freehold

Council tax band: D

Local Authority & rates: Forest of Dean District Council - £2248.16 (20252026)

Electricity supply: mains

Water supply: mains

Sewerage: mains

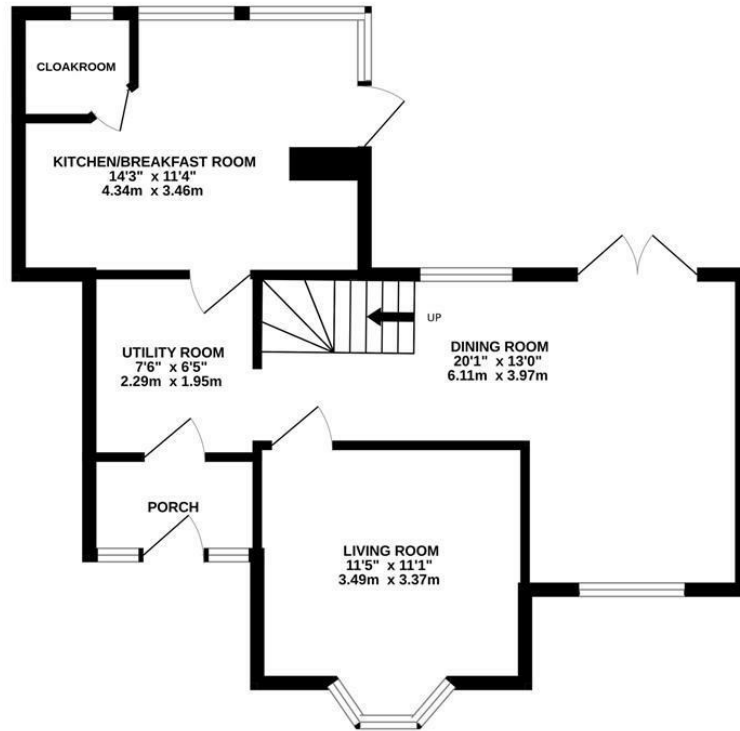
Heating: Oil fired

Broadband speed: Basic 18 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps

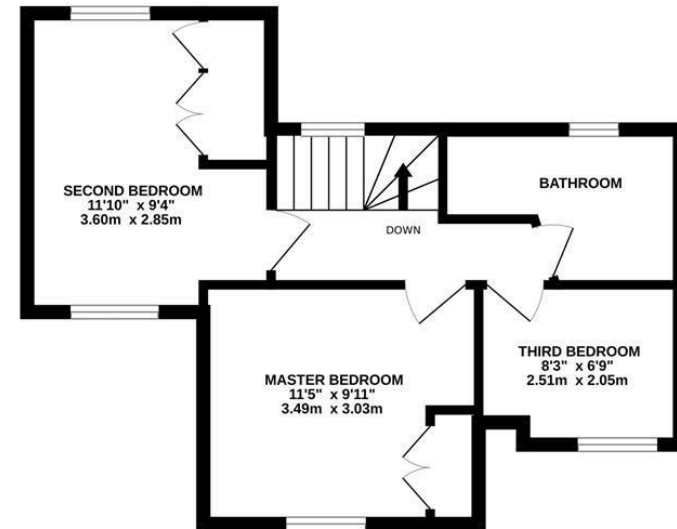
Mobile phone coverage: EE, Vodafone, O2



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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