



**Tibberton Lane, Tibberton GL19 3AG**

**£375,000**



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## Accommodation

You are welcomed into the home through an attractive solid wood front door which leads you into a practical porch with space for storing coats and shoes. Through a thumb latch door, you lead into the hallway with the original red quarry tiles. Doors lead off to two of the reception rooms and stairs lead up to the first floor. The first reception room to the right of the entrance is a lovely versatile space with a window overlooking the front garden. The room is currently used as a craft room but would also make a wonderful playroom or formal dining room or indeed a 4th bedroom. Original character features include a charming cast iron fireplace and pine cupboards which sit neatly in the alcove.

Leading back through the hallway, you enter the living room. The room is bathed in natural light through the large bay window overlooking the front of the home. An open brick fireplace creates a lovely focal point to the room. An archway leads you into a further reception space at the rear of the home. This large room has the original parquet flooring, a window to the side and French doors directly out to the rear garden.

From the living room, a door takes you into the kitchen. Within the room is a range of wall and base mounted units and space for a variety of freestanding furniture and kitchen appliances. A stainless sink sits below a window overlooking the garden. In the corner of the room is a wonderful pantry with ample storage for kitchen paraphernalia. Next to the kitchen, you will find a handy utility room offering additional storage and space for a washing machine. Within the room is the boiler and a door leading to the rear garden. To complete the ground floor accommodation is a shower room with a walk-in double shower, sink and WC.

Leading up the dog leg staircase, you arrive at the gallery landing with doors leading off to the bedrooms and access to the loft through a hatch in the ceiling. The master bedroom is a wonderful light room with dual aspect windows overlooking the rear garden and beautiful views over the farmland to the front. Built-in wardrobes sit in the alcoves to provide plenty of storage space. Bedroom two is a good-size double room and has stripped wooden floorboards and a window to the front of the property with the rural views. Bedroom three is another good-sized double bedroom with a built-in cupboard and window overlooking the rear garden. The family bathroom has a modern white suite comprising a bath, WC and wash hand vanity unit. There is a Velux roof light and a quaint little window sitting next to the bath.

## Outside

The property is approached via a shared driveway which forks off to the right and on to a large, gravelled parking area for approximately six vehicles. There is a paved garden to the front with mature foliage screening the lane. From the parking area is access to the detached single garage and gated side access leading around to the rear garden.

The garden measures approx 100ft in length and is a fine example of a productive country garden and wildlife haven, offering a taste of the 'good life'. There is ample storage space to include garden sheds, a summer house and a green house. The well curated garden includes a pond, various vegetable beds and an array of mature borders. Keen cooks will love the huge variety of fruit trees to include apple (both cookers and eaters), fig tree, plum trees, and cherry trees. There are also raspberries, gooseberries, rhubarb and a young grape vine not to mention the less common jostaberry bush which is a gooseberry/blackcurrant cross.

## 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 primary school knitted into the community. ) It has a Norman Church with evidence in the stonework that there was a Saxon Church there. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

## Tenure, Services, Local Authority

Freehold

Mains water, electricity and drainage. Coal solid fuel heating system

Forest of Dean District Council - Tax Band E

## Directions

Leave Newent via the (B4215) to Gloucester, turn right signposted Tibberton/Taynton and onto Buttermilk Lane. The lane then leads into Tibberton Road. Continue along for approx 1/2 a mile where the property will be located on the right hand side.



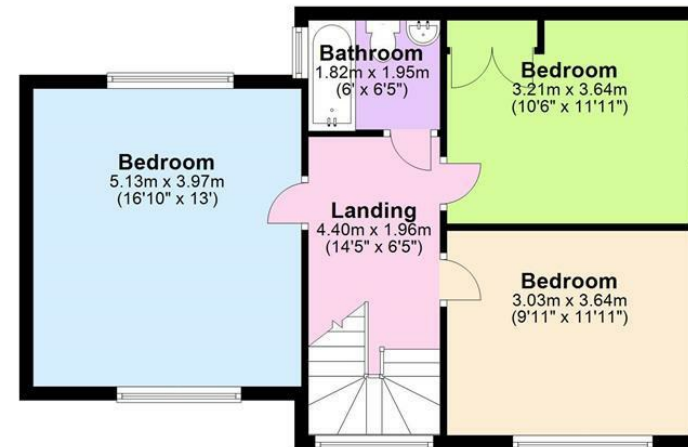
### Ground Floor

Approx. 76.2 sq. metres (819.9 sq. feet)



### First Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



Total area: approx. 130.2 sq. metres (1401.2 sq. feet)

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

