



**9 Muzzle Patch, Tibberton GL2 8EE**  
**£395,000**

## 9 Muzzle Patch, Tibberton GL2 8EE

- Three/Four bedroom bungalow • Located in rural village of Tibberton • Off road parking and a garage
- Well appointed throughout • Private rear garden backing directly onto green area • Tax band D £2,248.16 (2025/26) • EPC E42

**£395,000**

### Entrance Hall

Entrance hall to provide access to the WC and the inner hall whilst also being a suitable place for storing shoes and coats etc.

### WC

White suite comprising WC and hand wash basin. Frosted window to the front aspect.

### Family / Dining Room

Family / Dining room to include wooden flooring throughout along with sliding doors to the rear garden patio and views over the green space. The dining room also provides easy access to the kitchen, living room and study/bedroom 4.

### Living Room

With open access from the family/dining room you are welcomed into a generously sized living room boasting a wood burner with oak wood mantle and

a tiled surround. Window to front aspect and sliding doors leading out.

### Kitchen

A well appointed kitchen with a range of floor and eye level units along with integrated appliances to include dishwasher, fridge / freezer, oven with hob and a under counter sink basin with a single drainer. Window overlooking the front aspect.

### Bedroom One

Double bedroom with built in wardrobes and two windows overlooking the rear aspect of the property.

### Bedroom Two

Double bedroom with built in wardrobes and a window overlooking the front aspect of the property.

### Bedroom Three

Bedroom to include built in wardrobe and



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a window overlooking the rear aspect of the property.

### **Bedroom Four / Study**

Accessed via the dining room. Doors leading out and overlooking the rear aspect of the property.

### **Bathroom**

Bathroom to include white suite comprising enclosed shower cubicle, bath, WC and hand wash basin. Frosted window to front aspect.

### **Outside**

To the front of the property is a driveway with parking spaces for two vehicles boasting mature bushes at the boarder and a pathway leading to the front door. The rear of the property is mainly patioed providing a suitable space for alfresco dining and a range of flower beds containing mature shrubs and bushes. The garden enjoys a pleasant outlook over the 2 acre field and far reaching views across open countryside to the Malvern Hills. There is a handy gate leading directly onto the field of which all the residents of Muzzle Patch share the exclusive benefit.

### **Garage**

Garage to provide extra storage space. Accessed via an up and over door.

### **Utility room**

Utility room to the left hand side of garage accessed via pedestrian door to provide extra cupboard space along with plumbing for washing machine and space for a dryer.

### **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 - £2,248.16 (2025/2026)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: Electric heating

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

Mobile phone coverage: EE, Vodafone,



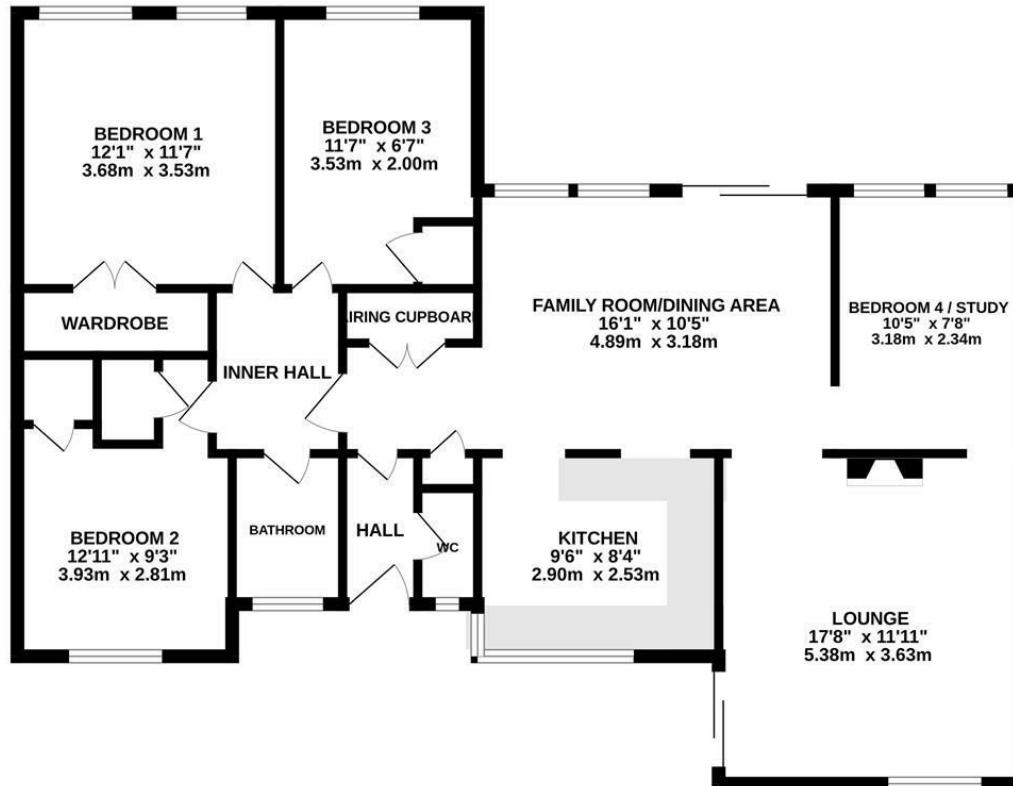
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Every property at Muzzle Patch pay a sum of approx. £220 per annum to cover general maintenance costs for the up keep of the area and use of the large communal green for recreational use.

Please note that the heating system has been updated since the EPC report was commissioned as well as installation of the new insulated roof.



## GROUND 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 working order can be given.  
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