



DIRECTIONS

From our Chepstow office proceed over the old Wye Bridge to Tutshill, turning left onto the Coleford Road. Proceed along the B4228 without deviation until you enter the village of St. Briavels, continue through the village taking the right hand turn into Bream Road, where you will find the property on your left hand side.

SERVICES

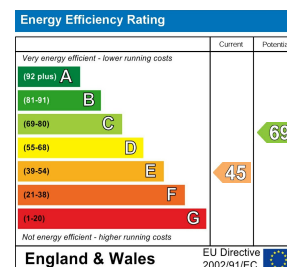
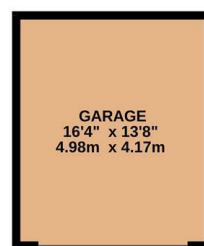
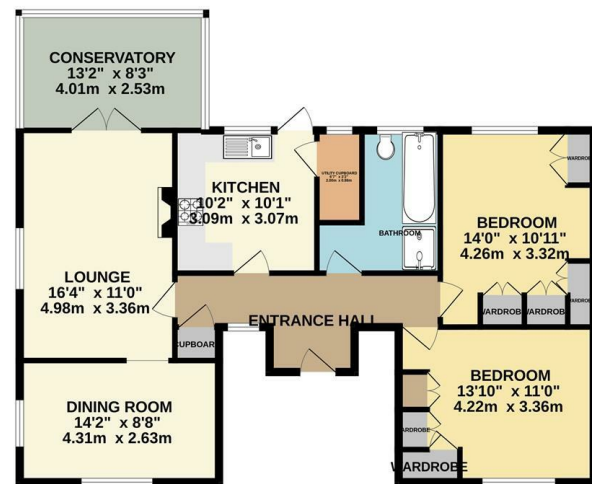
Mains water, electricity and drainage. Oil fired central heating.

Council Tax Band D.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



**HOLME LEA WHITEPOOL, ST. BRIAVELS, LYDNEY,
GLOUCESTERSHIRE, GL15 6TL**

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OFFERS OVER £500,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Holme Lea comprises an attractive, double fronted detached bungalow, individually designed and constructed in 1947, providing well planned living accommodation which will suit a variety of markets. The current layout briefly comprises: entrance hall, lounge, dining room, conservatory, kitchen, two double bedrooms and a four piece bathroom. Occupying a prominent position within this desirable village, the property enjoys very generous level mature gardens and grounds, to include several areas to sit, dine and relax, coupled with a detached double garage and extensive private driveway.

There is excellent potential to extend to either the rear or side (subject to consent), which will create fantastic and sizeable open plan contemporary living spaces and/or additional bedrooms.

The village of St. Briavels is well located in the famous Wye Valley and Forest of Dean area of Gloucestershire, benefiting from local amenities including well respected local primary school and is well positioned between the historic towns of Monmouth and Chepstow.

ENTRANCE HALL

Door to front elevation leads into a spacious and welcoming entrance hall with two windows to front elevation. Useful storage cupboard.

KITCHEN
3.10m x 3.07m (10'2" x 10'1")

Comprising an extensive range of fitted wall and base storage units with ample laminate worktops over and tiled splashbacks. Integrated appliances to include four ring electric hob with concealed extractor over and electric oven/grill below, fridge and freezer. Space and plumbing for washing machine. Inset one and a half bowl and drainer sink unit. Useful cupboard housing the tumble dryer and the oil boiler. Tiled flooring. Window and door to rear elevation.

LOUNGE
4.98m x 3.35m (16'4" x 11'0")

A very well proportioned reception room enjoying a double aspect, with windows to the side and French doors leading to the sunroom at the rear. Feature exposed stone fireplace. Open archway leads to the:-

DINING ROOM
4.32m x 2.64m (14'2" x 8'8")

A second generous reception space currently utilised as a formal dining room, enjoying a double aspect to the side and front elevations.

SUNROOM
4.01m x 2.51m (13'2" x 8'3")
Of a glass construction overlooking the garden.

BEDROOM 1
4.27m x 3.33m (14'0" x 10'11")
A very generous double bedroom with a range of fitted bedroom furniture. Window to the rear elevation.

BEDROOM 2
4.22m x 3.35m (13'10" x 11'0")
A spacious double bedroom with fitted wardrobes and large window to front elevation.

BATHROOM
Comprising a four piece suite to include panelled jacuzzi bath, walk-in shower cubicle with mains fed shower over, low level WC and pedestal wash hand basin. Fully tiled walls and flooring. Frosted window to the rear elevation.

OUTSIDE

GARAGE
4.98m x 4.17m (16'4" x 13'8")
An extensive private driveway offering parking for several vehicles leads to a detached double garage with manual up and over door, power and lighting connected.

GARDENS
The front garden is both sizeable and low maintenance, mainly laid to a level lawn with an abundance of mature trees, plants and shrubs. There is an attractive low level stone wall to the front boundary and timber fencing to both side boundaries. A sizeable rear garden enjoys a south-westerly aspect and is mainly laid to a level lawn. There are a range of mature fruit trees, plants and shrubs. The gardens is fully enclosed by timber fencing to all sides. To one side of the property is a large paved patio area and a useful shed.

SERVICES
Mains water, electricity and drainage. Oil fired central heating.

