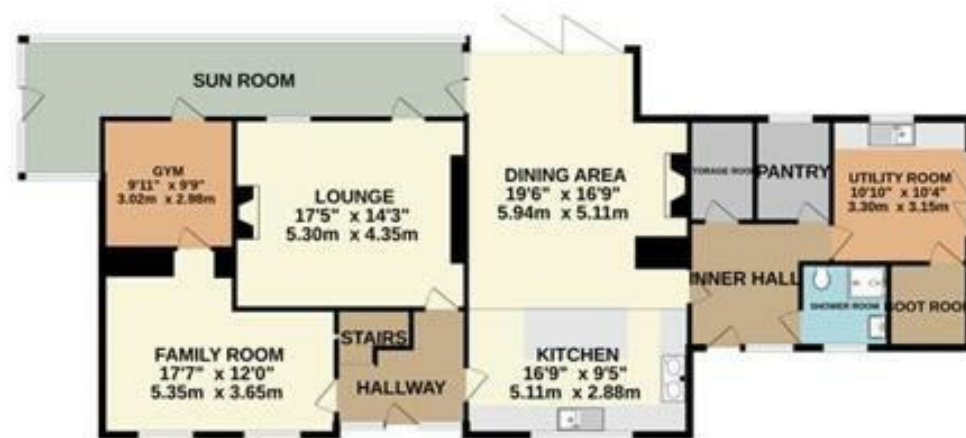




GROUND FLOOR
1644 sq.ft. (152.8 sq.m.) approx.



1ST FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



TOTAL FLOOR AREA : 3479 sq.ft. (323.2 sq.m.) approx.

OUTBUILDINGS
483 sq.ft. (44.9 sq.m.) approx.



BROOK COTTAGE THE COMMON, WOLLASTON GLOUCESTRSHIRE GL15 6NU

£1,100,000

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.

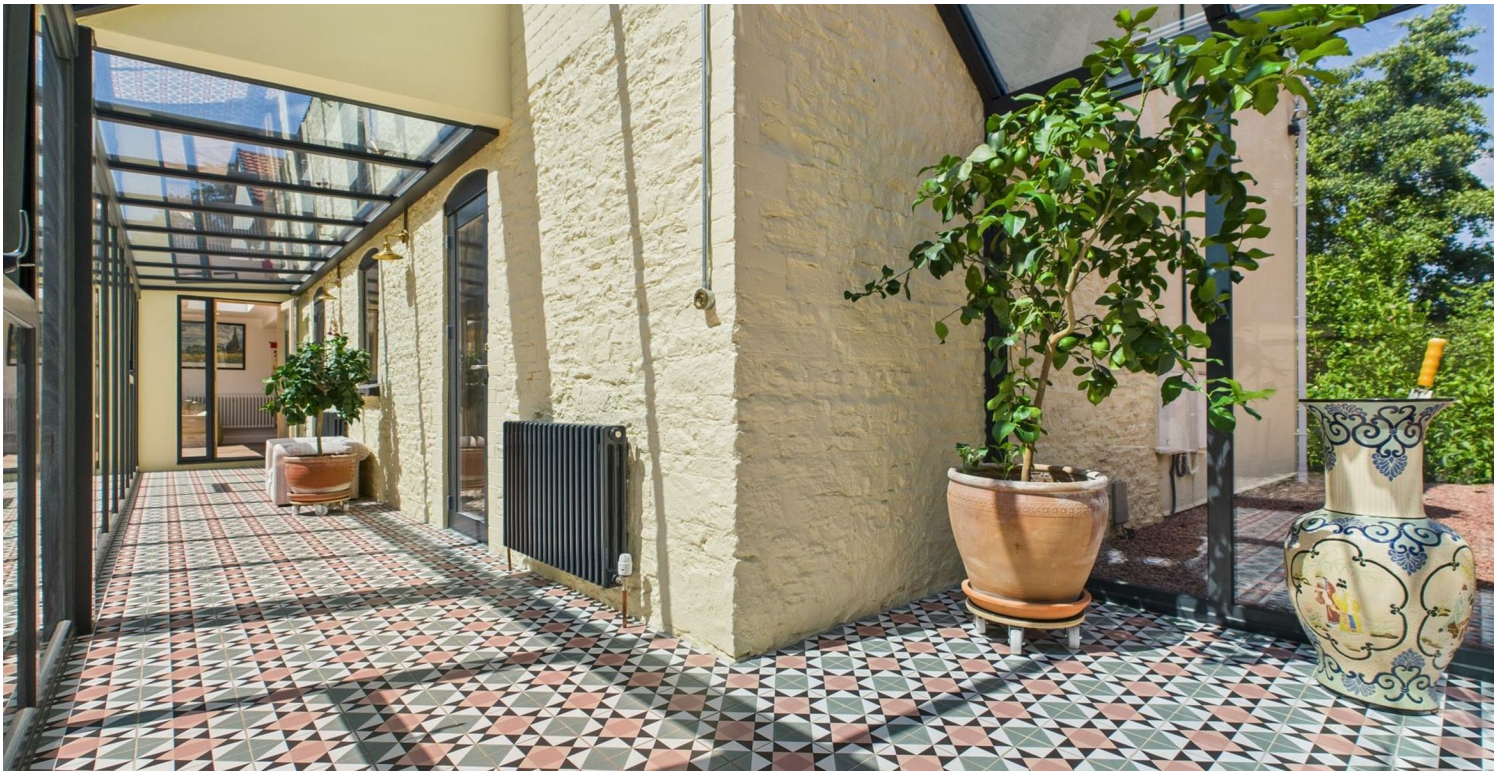
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



The property stands in approximately 2.5 acres of formal gardens approached via its own sweeping driveway leading to the gardens and the main property. Coming onto the driveway you pass the hardcore tennis court. There is also a range of useful outbuildings along with summerhouse.

The gardens are bounded on one side by a pretty brook, where the name of the property came from and beyond this are the unspoilt views towards the Forest of Dean. It also noteworthy that the property enjoys a sunny location with morning sun from the East hitting the front of the property and then moving around during the day towards the rear of the house, thus ensuring sunlight throughout the day.





BROOK COTTAGE

WOOLASTON - GLOUCESTERSHIRE

Distances

Chepstow M48 - 5.4 miles

Parkway - 18 miles

High Speed Rail Link from Bristol to London, just over 1 hour

Heading upstairs, the attractive galleried landing gives commanding views across the unspoilt local countryside and gives access to a principal bedroom suite, a very impressive area within the new part of the property with bi-fold doors to a large Juliet balcony, making the most of the lovely rural views. This room also benefits from a walk-in dressing room as well as two dressing room areas and contemporary shower room. The three remaining bedrooms are all of a good size and complemented by the charming family bathroom with claw-foot bath. There is also an additional family bedroom or study, depending on your requirements.



Accommodation and Amenities

- Two to three reception rooms
- Kitchen and utility room
- Five bedrooms
- Two shower rooms, plus family bathroom
- 2.5 acres of garden and grounds
- Tennis court



Brook Cottage enjoys a very pretty edge of village location, close to the popular village centre of Woolaston with an excellent range of local amenities, as well as village activities and community spirit. Woolaston itself is located between the historic towns of Lydney and Chepstow, with Lydney being close to the famous Forest of Dean and beautiful countryside as well as Chepstow being at the lower edge of famous Wye Valley and also boasting excellent road links via the M48 motorway, bringing Cardiff, Bristol and London within reach. A good high speed rail link from Bristol Parkway brings London within daily commuting distance.



The charming cottage has been extensively renovated and extended within recent years with style and flair and now offering to the ground floor stylish orangery/reception hall leading to the main house, where you enter the bespoke and updated kitchen/family/dining room with large central island, feature fireplace with wood burning stove and bi-fold door to the gardens, to name but a few of the charming features. Leading off, is a rear hallway giving access to the utility room which also benefits from bi-fold doors and could be utilised as a pretty morning room. There is also a wine store area along with contemporary shower room. The main entrance hall is impressive with stairs to the galleried landing and leading off the hall are two reception rooms, currently used as sitting rooms with a further additional reception room which could be utilised as a home office, home gym or playroom.

