



Connaboy, Tithe Farm Lane  
, Birdwood, GL19 3ED

**£575,000**



This charming period home, dating back to the early 1900s, offers a delightful blend of character and modern living. With thoughtful extensions and an annex, this property is perfectly suited for multigenerational living or could serve as an excellent source of additional income.

Boasting four spacious bedrooms, benefitting two reception rooms, kitchen breakfast room and double garage, ideal for a growing family.

The property enjoys pleasant views of the beautifully maintained gardens that grace the front. This serene environment offers a perfect escape from the hustle and bustle of city life, while still being conveniently located for access to local amenities.\*\*\*CHAIN FREE\*\*\*

**Porch**  
**8'5 x 6'3 (2.57m x 1.91m)**

**Lounge/Diner**  
**14'5 x 13'3 (4.39m x 4.04m)**

**Snug**  
**13'0 x 10'2 (3.96m x 3.10m)**

**Kitchen/Breakfast/Diner**  
**20'10 x 10'8 (6.35m x 3.25m)**

**Utility Room**  
**16'0 x 5'10 (4.88m x 1.78m)**

**Cloakroom**

**Bedroom 1**  
**16'9 x 15'11 (5.11m x 4.85m)**

**Bedroom 2**  
**11'0 x 10'3 (3.35m x 3.12m)**

**Bedroom 3**  
**12'4 x 8'1 (3.76m x 2.46m)**





**Bedroom 4**  
9'7 x 5'7 (2.92m x 1.70m)

**Bathroom**

**ANNEX**

**Lounge/Diner**  
15'11 x 12'2 (4.85m x 3.71m)

**Kitchen**  
11'7 x 7'10 (3.53m x 2.39m)

**Bedroom**  
11'6 x 9'1 (3.51m x 2.77m)

**Wet Room**

**OUTSIDE**

A pair of double wrought iron gates open onto a long driveway leading up to the property. Well-maintained lawns flank both sides of the drive, with one side featuring a variety of mature fruit trees. The established garden has an array of trees, shrubs, and bushes. Additional features include garden sheds, a greenhouse and access from the lane to the DOUBLE garage. The entire garden is fully enclosed.



**Services**

Mains Drainage, LPG for main house and annex.

Forest Of Dean District Council tax band D

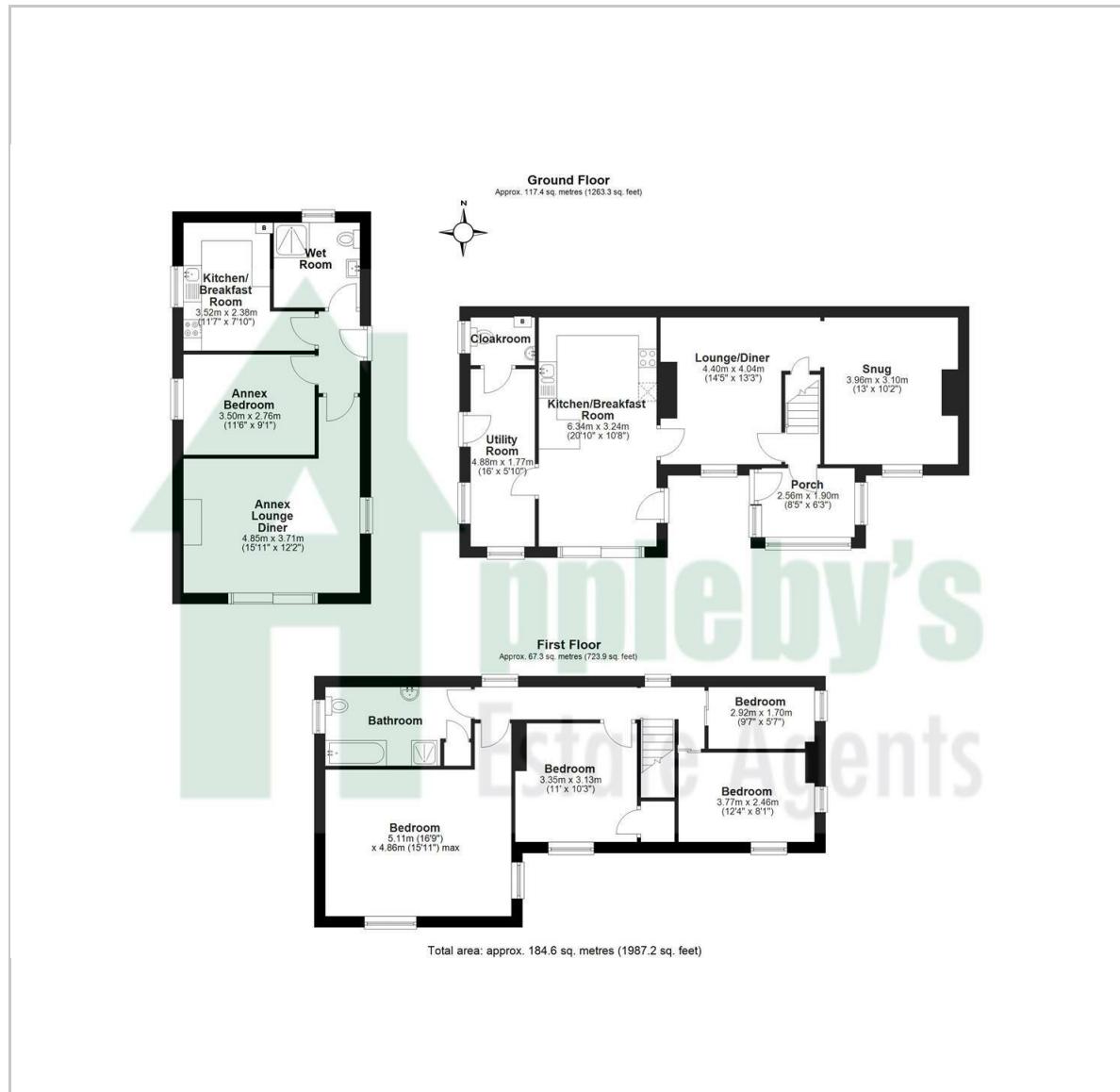
Annex tax band A, EPC rating E

What3Words:  
readings.quaking.loaders

**Tenure**

Freehold

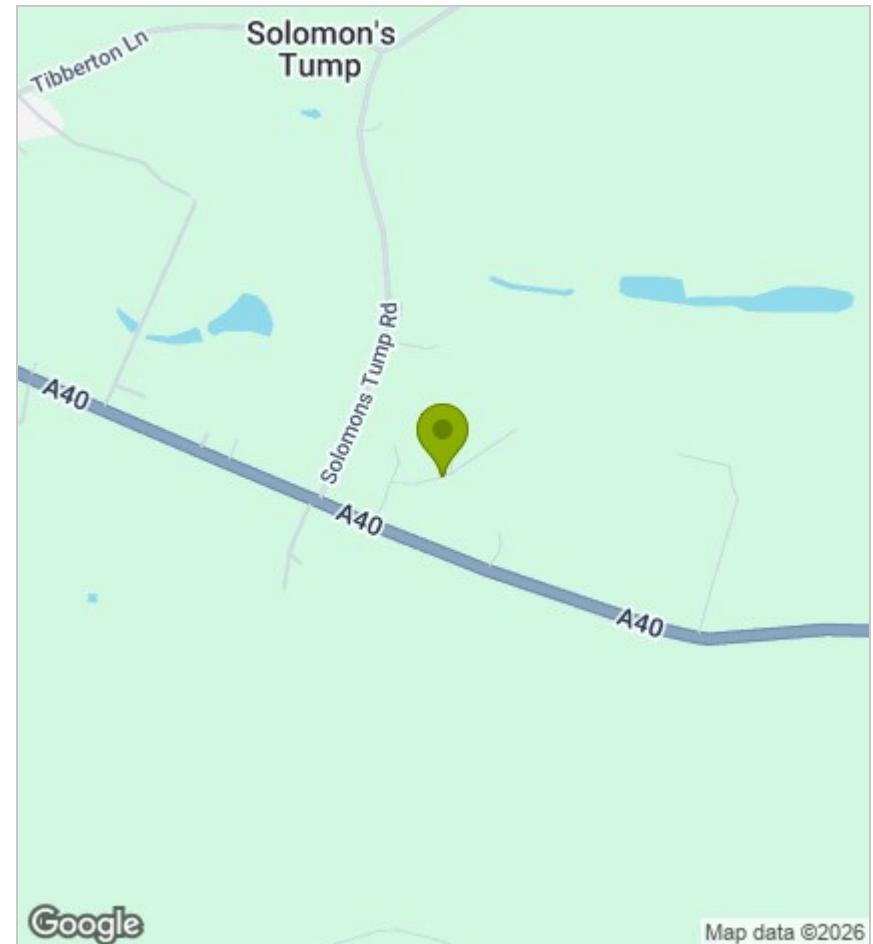
## Floor Plan



## Viewing

Please contact our Appleby's Office on 01452 690553  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

