



**Maxim, Hitchings, Blakeney**  
**OIRO £495,000**

2 bedroom detached house for sale | Freehold **SSTC**

## At first glance

- 2 bedrooms
- Characterful and charming features
- Cottage
- Extensive gardens
- Off-road parking
- Outbuildings
- Semi-rural location

## In detail

A characterful and charming two bedroom detached cottage offering off-road parking, wrap around extensive gardens, paddocks, and various outbuildings (including an animal shelter), situated in a semi-rural location. Offered with no onward chain.

Please note: the property grounds are circa 1.5 acres.

This property offers comfortable accommodation set over two floors and internally comprises; sitting room, dining room (or study), kitchen, utility room, family room, WC, two bedrooms and family bathroom. Externally, the gardens are extensive and offer plenty of space for relaxation, entertaining or exploring. There are a number of different outbuilding for storage space and there is an animal shelter.

Situated in the quaint village of Blakeney, Gloucestershire, which has its own; convenience store, post office, doctor's surgery, social club, public houses, fish and chip shop, primary schools and church, It is close to main bus routes and Lydney/Gloucester train stations which can be reached from the A48. A48 also leads into Chepstow, Newport and gives direct access to M4 towards Bristol and the M5 towards Gloucester, Cheltenham and The Midlands. School bus services offer access to all senior schools and colleges.

Council Tax Band: E (Forest of Dean District Council )

Tenure: Freehold

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains

Pedestrian and vehicular access to property via a Forestry Commission track. - Granted in 2008.





### **Sitting room**

Original flagstone flooring, window to front aspect, feature fireplace with log burner, access through to dining room/study, and kitchen, radiator, stairs leading up to first floor.

### **Dining Room**

Wooden flooring, original feature fireplace, window to front aspect, radiator.

### **Kitchen**

Fitted units at base level with worktop space, space for cooker with hob and extractor hood above, sink unit with drainer, tiled flooring, windows to front and side aspects, tiled splash backs, access through to utility room, radiator.

### **Utility**

Worktop space, space and plumbing for washing machine, tumble dryer and under counter fridge freezer, tile effect flooring, windows to rear and side aspects, door to outside, access through to family room.

### **Family room**

Windows to rear and side aspects, radiator, door to outside, access through to WC.

### **WC**

WC, wash hand basin.

### **FIRST FLOOR:**

#### **Landing**

Carpeted flooring, access through to both bedrooms and bathroom, window to front aspect.

#### **Bedroom 1**

Carpeted flooring, windows to front and rear aspect, radiator.

#### **Bedroom 2**

Carpeted flooring, window to rear aspect, radiator.

#### **Bathroom**

Bath, WC, wash hand basin, cupboard housing boiler, tiled splash backs, window to rear aspect.

#### **Outside**

The property can be accessed via the road, where there is grassed area offering parking space for vehicles. There is gated access to the property and its gardens. The gardens wrap around the property and are laid mainly to lawn, with gravelled area to the front of the property. There are a variety of trees, shrubs, bushes and plants in the garden and a number of different outbuildings to include; workshop, storage space, wood storage space, oil tank storage and greenhouse. The outdoor space offers a peaceful place to sit outside, whilst also being fantastic for entertaining family members. There are two separate paddocks with a variety of established fruit trees.

#### **Services**

Mains water, drainage and electric connected. Oil central heating.

\*\* The services and heating system, where applicable, have not been tested. \*\*

#### **Viewings**

By prior appointment with Hills.

#### **Rates**

Council Tax Band: E

Please refer to [https://www.counciltax.info/council/forest\\_of\\_dean](https://www.counciltax.info/council/forest_of_dean) for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

#### **Water Rates**

Severn Trent - to be advised.

#### **Money Laundering Regulations**

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for





your cooperation during this.



*Town and Country*



*Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

