



At first glance

- 3 Bedrooms
- Characterful and charming features
- Off-road parking
- Rural setting yet convenient
- Outbuilding
- Recently renovated
- Underfloor heating downstairs
- Recently installed windows

In detail

A recently renovated and charming three/four bedroom semi-detached cottage offering off-road parking, gardens to front and fantastic open views over surrounding countryside, situated in a semi-rural location whilst still close to further travel networks.

This property is perfect for those who like the stillness of countryside living, whilst still being situated in a convenient location, close to further travel networks for commuting purposes.

It offers comfortable and characterful accommodation, set over two floors. Internally comprising; entrance porch, kitchen, utility space, cloakroom, dining room, lounge, study/4th bedroom, three bedrooms and a family bathroom. Externally, there is off-road parking with spacious gardens to the front of the property and benefitting from wonderful countryside views.

This property is located near Viney Hill, which is a two minute drive from 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: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains





Porch

Access through to kitchen.

Kitchen

Fitted units at eye and base level with worktop space, sink unit with drainer, space for cooker, space and plumbing for dishwasher, storage cupboard, access to utility room and lounge, tiled flooring, window to front aspect.

Utility

Space and plumbing for washing machine, tumble dryer and under counter fridge/freezer, sink unit, window to front aspect.

Dining Room

Fitted units, storage cupboard, stairs leading up to first floor, access through to lounge, tiled flooring, feature fire place, window to front aspect, door to outside.

Cloakroom

WC and wash hand basin.

Lounge

Feature fireplace with wood burner, tiled flooring, windows to front aspect, access through to study.

Study

Tiled flooring, window to front aspect. - could be utilised as. 4th bedroom.

FIRST FLOOR:

Landing

Access to all bedrooms, bathroom and bespoke reading area.

Bedroom 1

Wooden flooring, windows to front aspect, exposed ceilings joist joists and floor boards.

Bedroom 2

Wooden flooring, feature fireplace, window to front aspect.

Bedroom 3

Carpeted flooring, window to front aspect.

Bathroom

Bath with shower, WC, wash hand basin with vanity unit underneath, window to side aspect, tile effect flooring, tiled walls.

Outside

There is a raised parking area to the side of the property, with steps leading down to the front of the property, where the gardens are laid to patio and lawn, and offer the most fantastic views over surrounding countryside.

There is an outbuilding for outdoor storage space.

Outbuildings

Electric supply.

Services

Mains water, drainage and electric connected. Oil central heating (under floor heating - ground floor)

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: C

Please refer to 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.



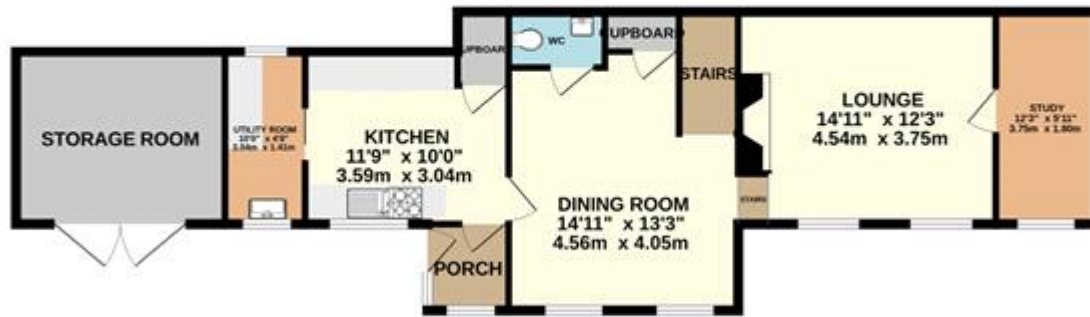
Town and Country



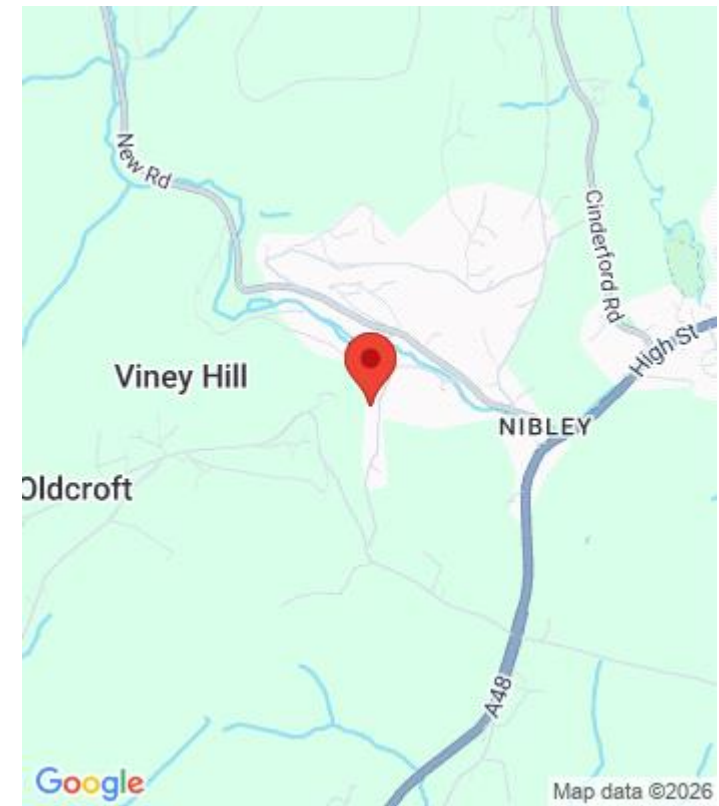
Commercial

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.

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.