



## At first glance

- 4 Bedrooms - 1 En-suite
- Close to local amenities
- Direct access to woodland
- Fantastic woodland views
- Gardens to front and rear
- Highly desirable location
- Light and modern accommodation
- Off-road parking
- Low maintenance garden
- Utility and Cloakroom

## In detail

Set in the heart of the sought-after village of Bream, this exceptional modern home combines stunning woodland views with spacious, versatile interiors, creating the perfect setting for relaxed family living and stylish entertaining. Boasting a striking entrance hallway, an impressive and generously sized lounge, and a fabulous kitchen/diner forming the true heart of the home, the property also benefits from a separate utility room and four well-proportioned double bedrooms, one of which enjoys the added luxury of a private en-suite.

Situated in the village of Bream, this location offers a range of amenities to include: cafes, public houses, doctor's surgery, pharmacy, primary school, butchers, hotel, supermarkets, pet groomers and sports club.

The market town of Lydney is approximately 3.2 miles distance where there are a further range of facilities. A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

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

Tenure: Freehold

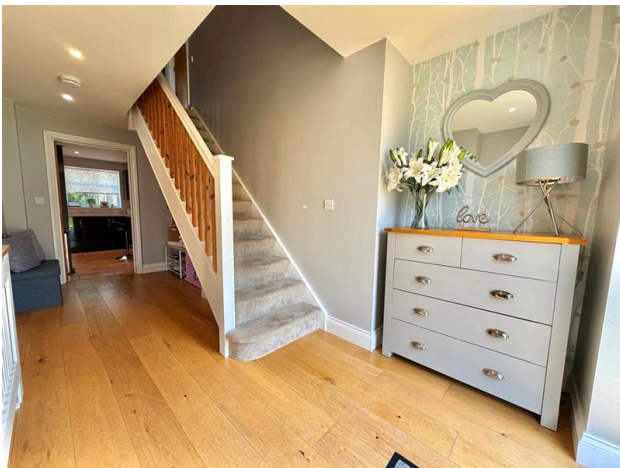
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Entrance hall**

From the moment you step inside, this immaculately presented hallway sets the tone for the rest of the home. A modern composite front door with inset glazing is complemented by a full-height obscured UPVC side window, flooding the space with natural light. Stylish spot lighting, elegant wood laminate flooring, and an open carpeted staircase rising to the first floor create a warm and welcoming first impression. Excellent under-stairs storage, a BT connection, and a range of power points add to the practicality, while glazed doors lead gracefully through to the principal rooms.

### **Living room**

This truly exceptional living space has been thoughtfully designed for both relaxation and effortless entertaining. A UPVC double-glazed front window, rear patio doors, and striking floor-to-ceiling side windows bathe the room in natural light, creating a bright and expansive feel throughout. Wood laminate flooring flows seamlessly underfoot, and to the rear, a charming dining area has been perfectly positioned to make the most of the stunning woodland views beyond. Two radiators and ample power points ensure the space is as practical as it is beautiful.

### **Kitchen/diner**

A true showstopper and the heart of the home, this beautifully appointed kitchen/diner combines style and functionality in equal measure. Two UPVC double-glazed windows to the rear frame delightful woodland views. The contemporary high-gloss grey kitchen features an extensive range of base and wall units, paired with marble-effect laminate worktops and matching upstands.

A 1½ bowl stainless steel sink with mixer tap sits alongside a range of integrated appliances, including a double oven, dishwasher, and fridge/freezer. A five-ring gas hob with splashback and chimney-style extractor completes the cooking area.

At the centre, a stunning island provides additional storage - including baskets and a wine rack - topped with a wooden worktop and breakfast bar. Spot lighting and under-lighting add a luxurious touch, while tiled flooring and radiators ensure year-round comfort. There's space for a dining table or a relaxed family snug, with a door leading through to the utility room.

### **Utility**

Practical and well-designed, the utility room features a UPVC double-glazed window to the front and a glazed door providing convenient side access. Matching high-gloss grey base units and rolled-edge worktops with upstands offer excellent additional storage, with space for a washing machine and a further under-counter appliance. Finished with tiled flooring, spot lighting, an extractor fan, radiator, and power points, the room also houses the wall-mounted gas central heating boiler.

### **Cloakroom**

Stylish and functional, this convenient cloakroom comprises a low-level push-button W.C. and a wash hand basin with mixer tap, neatly set within a vanity unit. Finished with tiled flooring, a chrome heated towel rail, spot lighting, an extractor fan, and a mirrored wall-mounted cabinet.

### **FIRST FLOOR:**

#### **Landing**

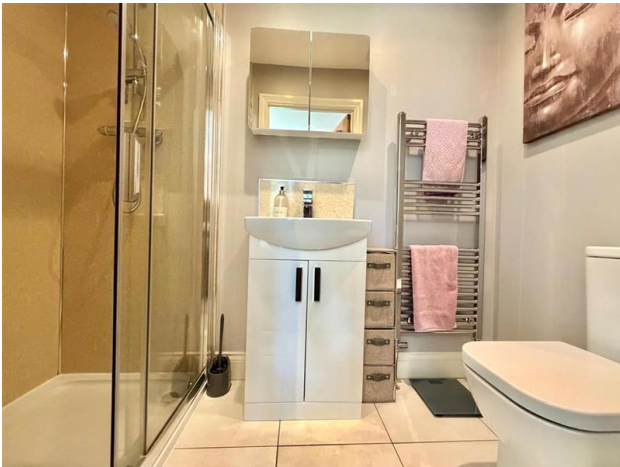
Spacious and beautifully presented, this gallery-style landing features plush carpeting and contemporary spot lighting. A fitted storage cupboard provides shelving and hanging space, while a radiator, power points, loft access, and wall-mounted heating controls add everyday practicality. Doors lead to all principal rooms.

#### **Bedroom 1**

A serene and light-filled principal suite, this impressive bedroom benefits from UPVC double-glazed doors opening onto a Juliet-style balcony with captivating woodland views - a truly special feature. Plush carpeting and a central pendant light create a calm and luxurious atmosphere, while two radiators and ample power points are on hand. Mirrored double doors open to a generous fitted wardrobe with extensive hanging space and shelving. A door leads through to the en-suite.

#### **En-suite**

Immaculately finished with a modern white suite, the en-suite comprises a low-level W.C., a wash basin with mixer tap and vanity unit, and a double walk-in shower with glazed screen and door. The space is enhanced by tiled flooring, aqua board splashbacks, a chrome heated towel



rail, and a power shower with attachments - everything you need to start the day in style.

### **Bedroom 2**

A well-proportioned double bedroom to the front aspect, featuring a UPVC double-glazed window, radiator, plush carpeting, central lighting, and a range of power points.

### **Bedroom 3**

Overlooking the rear, this delightful double bedroom enjoys peaceful woodland views through a UPVC double-glazed window. Finished with plush carpeting, central lighting, a radiator, and power points.

### **Bedroom 4**

A versatile and light-filled room to the front with a UPVC double-glazed window offering a pleasant garden outlook. Featuring carpeted flooring, central lighting, a radiator, and multiple power points - equally well suited as a bedroom, home office, or nursery.

### **Bathroom**

Luxurious and generously proportioned, the family bathroom features a white suite comprising a low-level W.C., a large panel bath with mixer taps and shower attachment, and a wash basin set within a vanity unit. A spacious corner shower with glazed doors and power shower completes this impressive space. Finished with tiled flooring, a combination of tiled and aqua board splashbacks, spot lighting, an extractor fan, and a mirrored wall-mounted storage unit.

### **Outside**

To the front, a shared driveway leads to a large, low-maintenance pebbled parking area with space for two vehicles. The generous front garden is mainly laid to lawn, bordered by fencing and flowering beds, with a paved pathway leading to the entrance and secure gated access to both sides of the property.

The exceptional rear garden has been professionally landscaped and is immaculately maintained - designed for both ease and enjoyment. A rear gate provides direct access to the beautiful woodland beyond, creating a truly serene and picturesque setting. Flowering borders, outdoor lighting, and power points complete this outstanding outdoor space, perfect for relaxing or entertaining in style.

### **Services**

Mains water, electric, water and drainage connected.

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

### **Viewings**

By prior appointment with Hills.

### **Rates**

Council Tax Band: D

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.



Floor 0



Floor 1



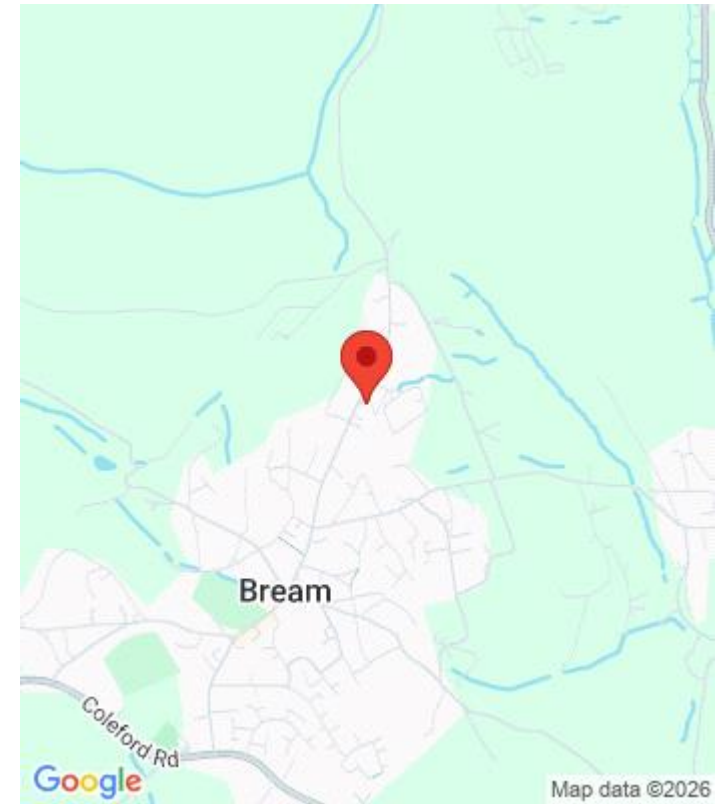
Approximate total area<sup>®</sup>  
 1449 ft<sup>2</sup>  
 134.7 m<sup>2</sup>  
 Reduced headroom  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 — Below 5 ft 11.5 in

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		<b>92</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.