



## Tithe Farm Lane

Birdwood, Gloucester, GL19 3ED

£415,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* \*\*\* NO ONWARD CHAIN \*\*\*

Dean Estate Agents are thrilled to offer 'For Sale' this well maintained character cottage with many original features including exposed stone walls, beamed ceilings and feature fireplaces, situated in a semi rural area yet having easy access to the main A40.

The property benefits from entrance hallway, utility room, downstairs cloakroom, sitting room, kitchen, conservatory, study / bedroom three, two further bedrooms, family bathroom, attached outbuilding, gardens to front and off road parking oil central heating and double glazing.



#### Entrance Hallway :

9'9" x 7'0" (2.99 x 2.14)

Entered via composite door, stairs to first floor, beamed ceiling, oak doors, radiator, double glazed window to front aspect.

#### Utility Room :

9'8" x 5'2" (2.96 x 1.60)

Wall and base cabinets, sink unit, plumbing for washing machine, vent for tumble dryer, tiled floor, oil boiler, beamed ceiling, double glazed window to side aspect.

#### Cloakroom :

2'11" x 6'11" (0.91 x 2.13)

Oak door, low level WC, wash hand basin, tiled floor, double glazed window to side aspect.

#### Sitting Room :

11'8" x 12'9" (3.58 x 3.91)

Feature stone inglenook fireplace with wood burning stove and bread oven, exposed stone wall, beamed ceiling, laminate flooring, radiator, two double glazed windows to front aspect, window seat. Stable door to >

#### Kitchen :

11'8" x 12'9" (3.58 x 3.90)

Matching wall and base cabinets, white sink unit,

integrated fridge and dishwasher, glass display cabinet, Ingle nook fireplace housing a bottle fed gas leisure range cooker, extractor fan, tiled splash backs, laminate flooring, beamed ceiling, radiator, double glazed patio doors to conservatory, double glazed window to rear aspect.

#### Conservatory :

7'5" x 10'1" (2.28 x 3.08)

UPVC double glazed windows and French doors to garden, laminate flooring.

#### Rear Hallway :

6'5" x 7'4" (1.98 x 2.26)

Tiled floor, radiator, glazed door to hallway, door to study / bedroom 3, door to out building, double glazed sliding patio door to rear courtyard.

#### Study / Bedroom 3 :

13'8" x 8'8" (4.18 x 2.66)

Exposed stone walls, shelving, radiator, half glazed door to rear hall, two double glazed windows to rear aspect, sky light.

#### Attached Outbuilding :

Windows to side and rear aspects, door to front.

#### First Floor Landing :

Exposed feature stone wall, radiator, sloping

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ceiling, double glazed window to front aspect, two sky lights.

#### Bedroom 1 :

9'8" x 12'8" (2.97 x 3.88)

Vaulted ceiling, walk in wardrobe, radiator, double glazed window to front aspect.

#### Bathroom :

11'0" x 7'8" (3.37 x 2.36)

Freestanding period bath, shower cubicle with rain shower head, WC, wash hand basin, towel radiator, exposed stone wall, wood clad ceiling, tiled walls, tiled floor and sky light.

#### Bedroom 2 :

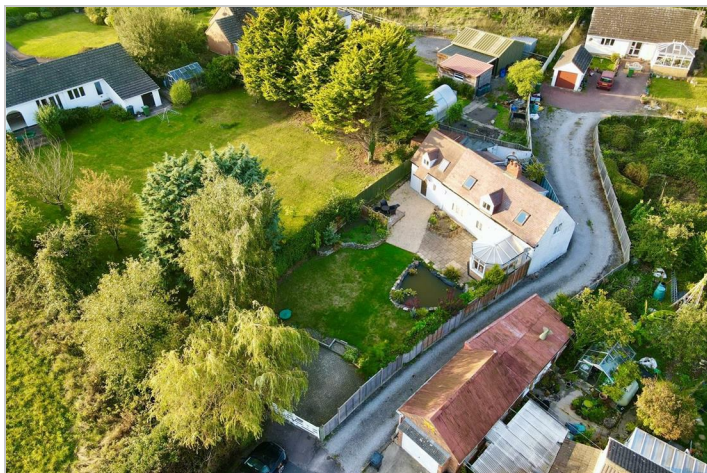
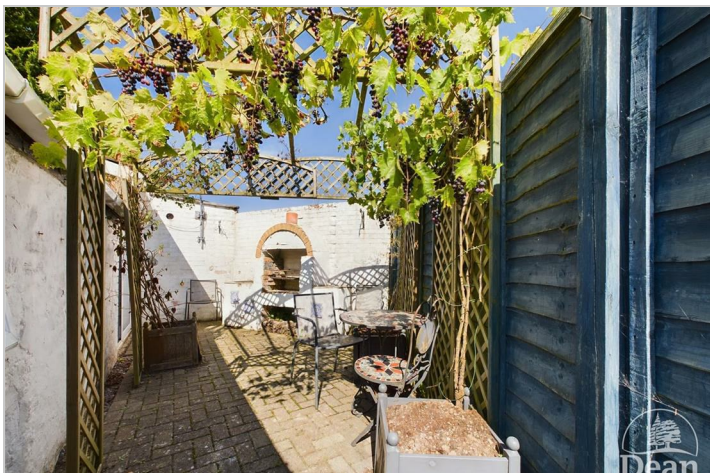
12'1" x 13'2" (3.70 x 4.03)

Vaulted ceiling with beams, exposed stone walls, double glazed window to side aspect, sky light.

#### Outside :

Front - paved driveway providing off road parking for 2 or 3 vehicles. lawned front garden with a large pond, original well, flower and shrub borders, garden shed and screened patio area.

Rear - Privately enclosed is a Paved Mediterranean style BBQ area, grape vine, pergola, access to greenhouse.



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## Road Map



## Hybrid Map



## Terrain Map



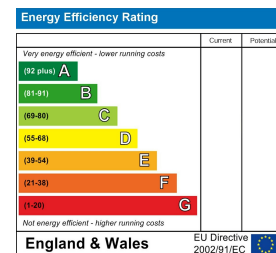
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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