



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

Tel: 01594 825574

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 :

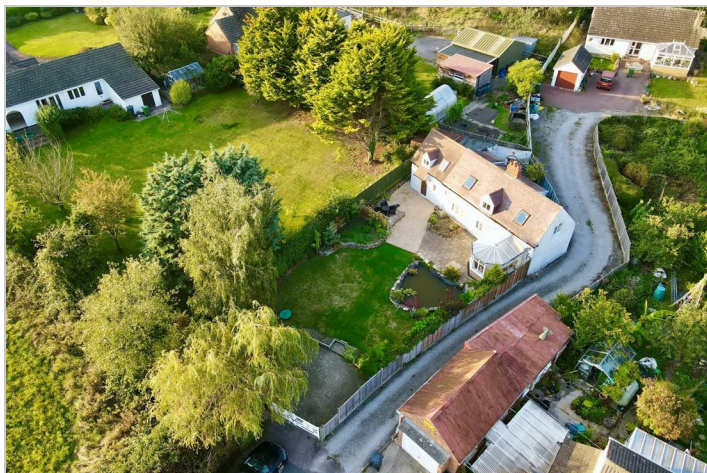
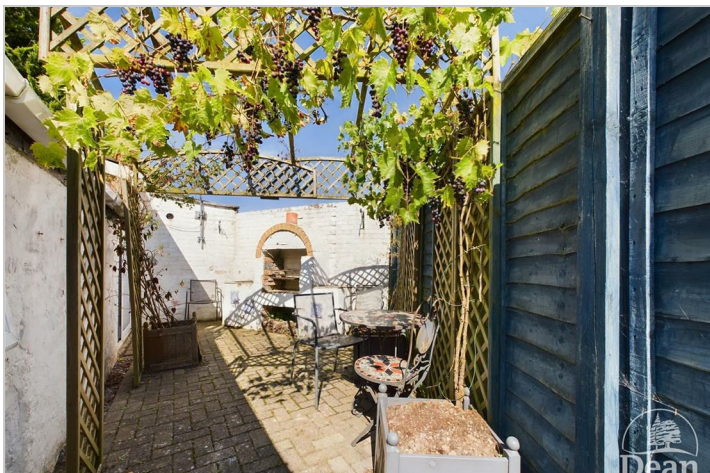
12'1" x 13'2" (3.70 x 4.03)

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.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the

Road Map



Hybrid Map



Terrain Map



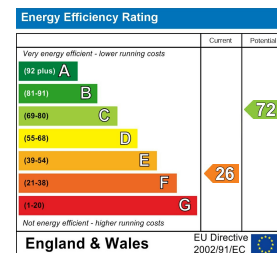
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.