



## The Gables, St. Annes Way

St. Briavels, Lydney, GL15 6UE

Offers In The Region Of £795,000



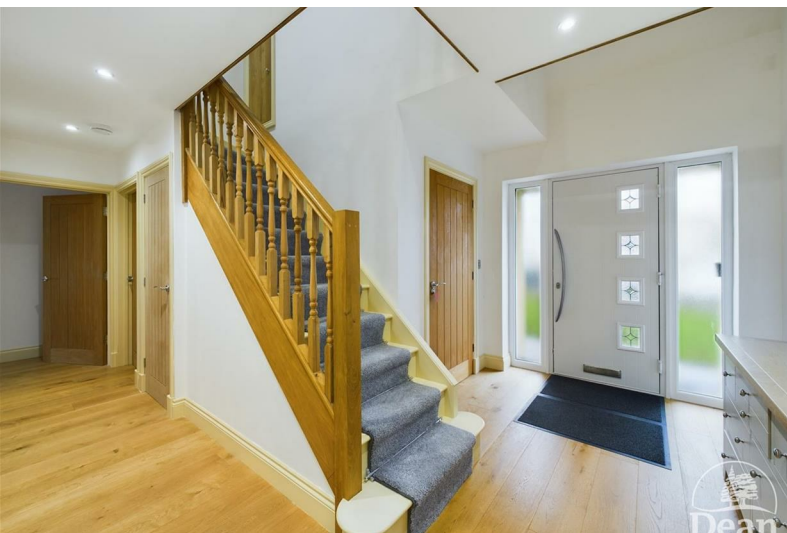
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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* We are excited to offer to the market this impeccable and contemporary property offering a wealth of accommodation and practicality in terms of the living style.

This five bedroom detached house in the Wye Valley is a stunning property set within the picturesque countryside and historic village of St. Briavels. The house boasts a spacious and modern design and plenty of natural light throughout. The interior features a well-appointed kitchen with appliances, a formal dining room or alternative use as a ground floor bedroom with en-suite, a comfortable lounge adjoining the rear patio area, and a study, home office or further ground floor bedroom. The bedrooms are all generously sized, with the master bedroom offering an en-suite bathroom and the potential two ground floor bedrooms offering a Jack & Jill en-suite shower room. Such is the internal configuration of the rooms, one could easily utilise the property as a large family home, bedrooms on the ground floor also make for an internal annexe arrangement or if you work from home, you have a choice of which reception room to use as an office. Please refer to the floorplan for guidance. Outside, the property is surrounded by gardens, offering a secluded and peaceful retreat. There is a large patio area with decking which is perfect for outdoor entertaining, as well as a detached double garage and ample parking space.

The Wye Valley location provides stunning views of the surrounding countryside and easy access to outdoor activities such as hiking, cycling, and fishing. This property offers the perfect balance of luxury living and natural beauty.



The Area: St. Briavels (pronounced Brevels) is a medium-sized village and civil parish in the Royal Forest of Dean in west Gloucestershire, England. It is close to the England-Wales border and 5 miles south of Coleford. It stands almost 800 feet above sea level on the edge of a limestone plateau above the valley of the River Wye, above an ancient meander of the river. It is sheltered behind the crumbling walls of the 12th century St Briavels Castle.

The Wye Valley is a rural retreat with some of the most breathtaking landscapes in Britain. As well as the dramatic scenery and wonderful wildlife that come with being a protected National Landscape, you'll find an abundance of family-friendly outdoor adventures including cycling, kayaking and walking. In fact, the lure of the Wye Valley is just as strong for home seekers as it is tourists.

The nearest shopping facilities are in Coleford with Lydney town being a little further. The market towns of Ross and Monmouth are a short drive of approximately 20 minutes and 30 minutes respectively.



Approached via a composite front door, covered porch area and light into:

**Entrance Hallway:**

11'3" x 6'11" (3.44m x 2.13m)

With oak engineered flooring, stairs to first floor, controls for underfloor heating, smoke alarm, understairs storage cupboard, recess ceiling lights, doors to kitchen/diner/family room, lounge, two ground floor bedrooms and cloakroom.

**Cloakroom:**

6'10" x 6'0" (2.09m x 1.84m)

With concealed cistern W.C., vanity unit with inset wash hand basin, storage cupboards, heated towel rail, extractor fan, oak engineered flooring, recess ceiling lights, UPVC double glazed window to front aspect.

**Lounge:**

18'7" x 12'6" (5.67m x 3.82m)

Double opening UPVC double glazed doors to the rear gardens, UPVC double glazed window to side aspect, oak engineered flooring, dimmer switches, five chrome double power points, recess ceiling lights.

**Kitchen/Dining/Family Room:**

31'9" x 17'3" (9.68m x 5.27m)

The most super size family kitchen on the market with a range of anthracite grey and white units, quartz worktop surfaces, electric double oven, induction hob with extractor fan above, integrated microwave, Whirlpool integrated coffee machine, one and a half stainless steel sink with mixer tap and drainer unit, larder cupboard with revolving shelving, UPVC double glazed window to the front aspect, smoke alarm, recess ceiling lights, breakfast island bar with cupboards beneath, UPVC double glazed door and window to side aspect, integrated washing machine, tumble dryer and gas boiler within separate kitchen units.

**Dining Area:**

Large UPVC double glazed door and windows to the rear aspect, oak engineered flooring, recess ceiling lights.

**Bedroom Three:**

15'7" x 12'10" (4.75m x 3.93m)

UPVC double glazed window to rear aspect, oak engineered flooring, recess ceiling lights, dimmer switch and four double power points, underfloor heating controls.

**Jack & Jill En-Suite:**

7'11" x 5'5" (2.43m x 1.67m)

A Jack & Jill shower room is where two doors access the room and, in this case, those two doors are from bedrooms. With a double size walk in shower cubicle and Mira Platinum Dual digital controls for shower head and rainfall shower, aqua panel walling, W.C., wash hand basin, UPVC double glazed window to side aspect, heated towel rail, shaver point, extractor fan, recess ceiling lights, oak engineered flooring.

**Bedroom Four:**

12'0" x 11'1" (3.67m x 3.40m)

UPVC double glazed window to front aspect, oak engineered flooring, recess ceiling lights, door to shared en-suite, underfloor heating controls.

**First Floor Landing:**

14'6" x 6'9" (4.42m x 2.07m)

Doors to all first floor bedrooms and bathroom, radiator, loft access, storage cupboard.

**Bedroom Five:**

14'11" x 8'2" (4.55m x 2.51m)

Velux twin windows, eaves storage space, radiator, numerous power points, dimmer switch, recess ceiling lights.

**Bedroom One:**

15'6" x 14'10" (4.73m x 4.54m)

Twin Velux roof windows, radiator, eaves storage space.

**En-Suite Shower Room:**

8'7" x 6'4" (2.64m x 1.94m)

W.C., wash hand basin, double size shower cubicle with aqua panel walling, Mira Platinum Dual digital controls for shower, oak engineered flooring, Velux roof window, heated towel rail.

**Bedroom Two:**

14'6" x 11'9" (4.42m x 3.59m)

Velux roof window, radiator, dimmer switch, storage cupboard with shelving.

**Family Bathroom:**

9'8" x 6'5" (2.96m x 1.96m)

A contemporary suite comprising of shower cubicle with Mira Platinum Dual controls for shower, aqua panel walling, W.C., Victorian style freestanding bath, vanity wash with inset hand basin, heated towel rail, oak engineered flooring, Velux roof window, recess ceiling lights.

**Double Garage:**

Power and lighting, metal up and over door, side window and rear door.

**Outside:**

To the front are lawned gardens, outside lighting, paths either side of the house to the rear with lighting. Off road parking for several vehicles leading to the detached double garage. To the immediate rear one will find a large and private decking/patio area adjoining woodland, fenced boundaries, steps up to the upper gardens which are laid mainly to lawn, fenced boundaries and views through to the Wye Valley. There is a patio to the side aspect leading to the garage.

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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.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



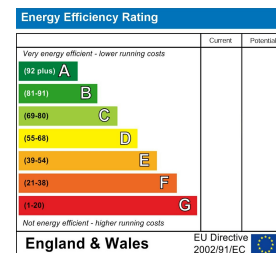
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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