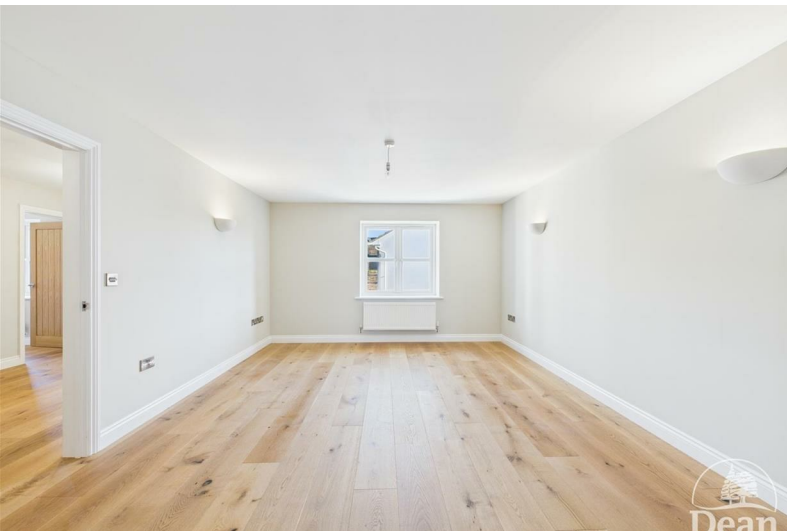




1 The Old Sawmills The Tufts

Bream, Lydney, GL15 6HL

£625,000

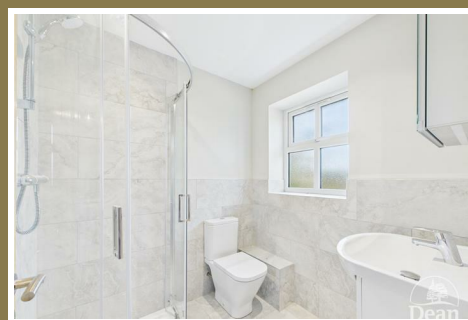
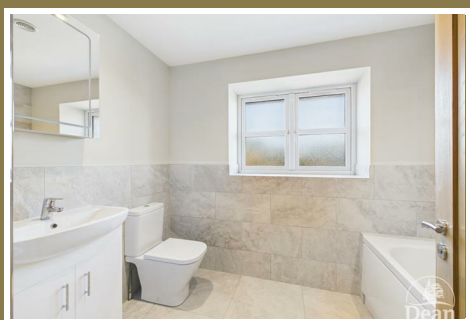


*** VIRTUAL TOUR AVAILABLE *** Situated in The Tufts in Bream is this stunning detached new build family home offering a perfect blend of modern living and serene countryside views. With an impressive layout, the property boasts four spacious bedrooms, three of which are complemented by their own en-suite bathrooms.

The heart of the home features three well-appointed reception rooms, providing ample space for both relaxation and entertaining; a dining room, a study room which could be a fifth bedroom and the main sizeable lounge. The utility room and modern kitchen adds practicality to daily life.

This property is designed for convenience, with off-road parking available for multiple vehicles, along with a double garage. The property benefits from far-reaching countryside views and a wrap around laid to lawn garden with a front patio area and pathway leading to the rear garden.

Whether you are seeking a family residence or a peaceful retreat, this new build house in The Tufts is a splendid choice, combining contemporary design with the charm of rural living. Do not miss the opportunity to make this exceptional property your own.



Approach via UPVC double glazed front door into:

Entrance Hallway:

8'5" x 16'8" (2.59m x 5.09m)

UPVC double glazed window, double panelled radiator, power and lighting, door to the cloakroom.

Cloakroom:

3'0" x 9'3" (0.93m x 2.82m)

W.C, vanity sink unit, heated towel rail, UPVC double glazed window, extractor fan, tiled flooring, lighting.

Lounge:

12'10" x 16'7" (3.92m x 5.08m)

UPVC double glazed window, double panelled radiator, TV point, wall lights, door to the snug, power and lighting.

Study/ Bedroom Five:

7'11" x 10'4" (2.43m x 3.16m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Kitchen:

17'10" x 9'2" (5.46m x 2.81m)

Brand new kitchen with a range of base, wall and drawer units, a range of integrated appliances including a dishwasher, fridge/ freezer, one and a half bowl composite sink drainer unit, four ring electric hob, extractor hood, a double integrated oven, breakfast bar, tiled flooring, double panelled radiator, UPVC double glazed window, door to the snug, door to the utility room, UPVC double glazed door to garden, power and lighting.

Utility Room:

8'10" x 5'7" (2.70m x 1.72m)

Arrangement of base and wall units, stainless steel sink drainer unit,

Worcester boiler, mains consumer unit, plumbing for a washing machine, UPVC double glazed window, tiled flooring, extractor fan, power and lighting.

Dining Room:

12'9" x 9'3" (3.89m x 2.82m)

UPVC double glazed window, double panelled radiator, TV point, door to the kitchen, power and lighting.

First Floor Landing:

9'3" x 13'8" (2.83m x 4.19m)

Spacious landing space with double panelled radiator, airing cupboard, loft access, smoke alarm, power and lighting.

Bedroom One:

12'7" x 12'11" (3.84m x 3.95m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Bedroom Two:

10'0" x 13'1" (3.05m x 3.99m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Ensuite To Bedroom Two:

5'9" x 6'0" (1.77m x 1.83m)

UPVC double glazed window, corner shower with sliding doors, W.C, vanity sink unit, half tiled and tiled flooring, extractor fan, heated towel rail, mirrored medicine cabinet with shavers socket inside, lighting.

Bedroom Three:

8'11" x 11'1" (2.74m x 3.38m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Ensuite To Bedroom Three:

8'11" x 5'1" (2.73m x 1.56m)

Walk in shower with sliding door, W.C, vanity sink unit, heated towel rail, mirrored medicine cabinet with shavers socket inside, extractor fan, lighting.

Bedroom Four:

8'5" x 9'5" (2.58m x 2.88m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Ensuite To Bedroom Four:

5'8" x 6'0" (1.75m x 1.85m)

UPVC double glazed window, Corner shower with sliding doors, W.C, vanity sink unit, half tiled and tiled flooring, extractor fan, heated towel rail, mirrored medicine cabinet with shavers socket inside, lighting.

Bathroom:

8'7" x 5'9" (2.64m x 1.76m)

UPVC double glazed window, white panelled bath with shower over, W.C, vanity sink unit, heated towel rail, tiled flooring, extractor fan, mirrored medicine cabinet with shavers socket, lighting.

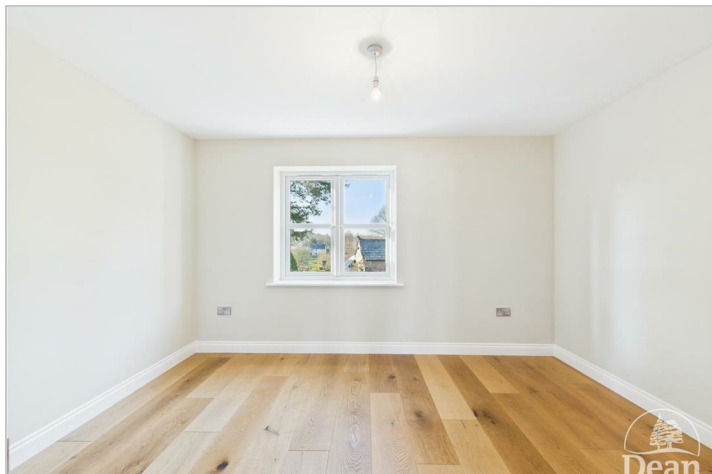
Outside:

This property is set on a spacious plot that offers breathtaking views of the countryside. At the front, you'll find ample parking for several vehicles along with a double garage that has convenient side access. The front features a charming patio area equipped with outdoor lighting, making it ideal for furniture. A pathway runs along both sides of the house, leading to the back garden. Surrounding the entire home is a beautifully maintained lawn.

Double Garage:

20'4" x 20'9" (6.21m x 6.35m)

Up and over garage doors, power and lighting, side UPVC door.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the website for any purpose.

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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

2030.39 ft²
188.63 m²

Reduced headroom

14.27 ft²
1.33 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

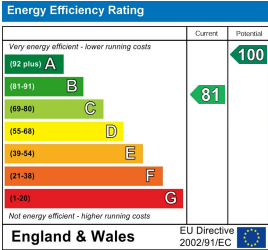
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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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