



BREAM

Guide price £450,000



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# OWLS HOOT

Parkend Road, Bream, Lydney, Gloucestershire GL15 6JX



Well presented bungalow  
Large garden  
Off road parking

For sale is this individual and unusual chalet Bungalow with Annexe (created with accessible living in mind) effectively offering Two ground floor Bedrooms and Three first floor attic Bedrooms. The property benefits from landscaped gardens, chicken run, generous off road parking, car port & garaging, workshop & utility. Situated close to the village centre with its excellent range of amenities and nearby woodland walks.

The village of Bream benefits from a Post Office, Doctors surgery, Primary School, Public House, several shops, Library, Cricket Club and Rugby Club. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of Shops, Banks, building societies and supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors surgeries, Train Station, Primary and Secondary Schools.

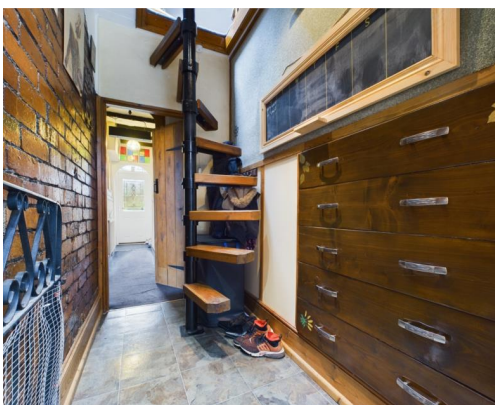


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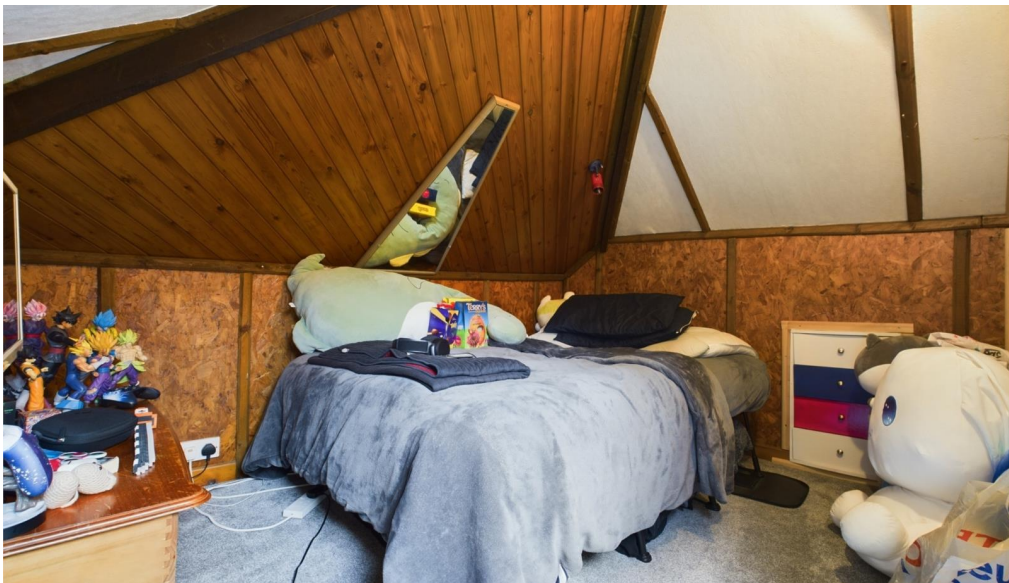


### KEY FEATURES

- Two ground floor bedrooms
- Three first floor attic bedrooms
- Landscape gardens
- Generous off road parking, carport & garaging
- Workshop & utility
- Close to the village centre



# STEP INSIDE



## ENTRANCE HALL

Radiator, built-in store cupboard, spiral stairs to first floor.

## LOUNGE

3.63m x 3.58m (11'11" x 11'9")

Window to front, feature fireplace, radiator, open plan to

## SITTING ROOM

3.63m x 3.20m (11'11" x 10'6")

Window to side, radiator.

## BATHROOM

3.63m x 3.48m (11'11" x 11'5")

Window to side, tiled floor, bath with shower over, WC, wash hand basin, walk-in shower cubicle, radiators.

## UTILITY AREA

3.63m x 2.28m (11'11" x 7'6")

Doors to rear courtyard, storage area and garage.

## KITCHEN

3.20m x 3.07m (10'6" x 10'1")

Fitted with an extensive range of base and eye level units, gas cooker point, double sink unit, radiator, power points, open plan to

## CONSERVATORY / DINING ROOM

4.72m x 3.91m (15'6" x 12'10")

Windows and patio doors to rear, glazed roof (in part), exposed brick walling, power points.

## BEDROOM ONE (OFF ENTRANCE HALL)

3.63m x 3.58m (11'11" x 11'9")

Window to front, radiator, access to

## EN-SUITE SHOWER ROOM

2.61m x 1.17m (8'7" x 3'10")

Window to front, three piece suite, tiled splashbacks, radiator.

## Spiral stairs to ATTIC ROOMS

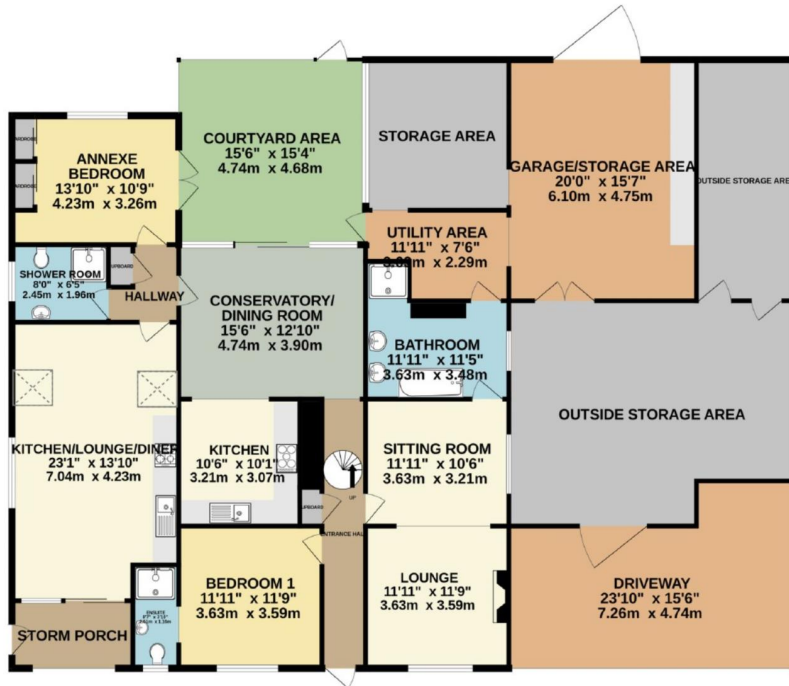
Separated by stud partition walling so could easily be removed to create one large room.

## ROOF ROOM ONE

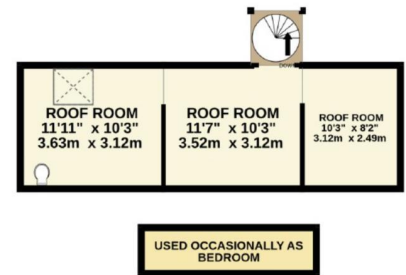
3.53m x 3.12m (11'7" x 10'3")

Access to rooms two and three, radiator.

GROUND FLOOR  
2962 sq.ft. (275.2 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 3361 sq.ft. (312.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### ROOF ROOM TWO

3.63m x 3.12m (11'11" x 10'3")

Velux style roof light, WC, radiator.

#### ROOF ROOM THREE

3.12m x 2.49m (10'3" x 8'2")

#### ANNEXE (created with accessible living in mind)

#### STORM PORCH

Open plan to front patio area and covered pergola, door to side, patio doors to

#### OPEN PLAN KITCHEN / LOUNGE / DINING ROOM

7.03m x 4.21m (23'1" x 13'10")

Windows to front and side, radiators, power points, velux style roof lights, kitchen area fitted with modern base units, worktop space, tiled splashbacks, gas cooker point, door to

#### INNER HALL

Built-in store cupboard, doors to Bedroom, Shower room and main dwelling.

#### ANNEXE BEDROOM

4.21m x 3.27m (13'10" x 10'9")

window to rear, French doors to courtyard, built-in wardrobes, radiator.

#### WET ROOM

2.44m x 1.95m (8'0" x 6'5")

WC, wash hand basin, shower, fully tiled, radiator, window to side.

# STEP OUTSIDE



Outside you'll find a beautiful landscape garden as well as a courtyard area. The property also benefits from car port, garaging and workshop area.

AGENTS NOTE:  
EPC rating for annexe-C

## INFORMATION

Postcode: GL15 6JX  
Tenure: Freehold  
Tax Band: B  
Heating: Gas  
Drainage: Mains  
EPC: D





## DIRECTIONS

What3words - [///taking.sprinter.jigsaw](https://www.what3words.com/#!/taking.sprinter.jigsaw)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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