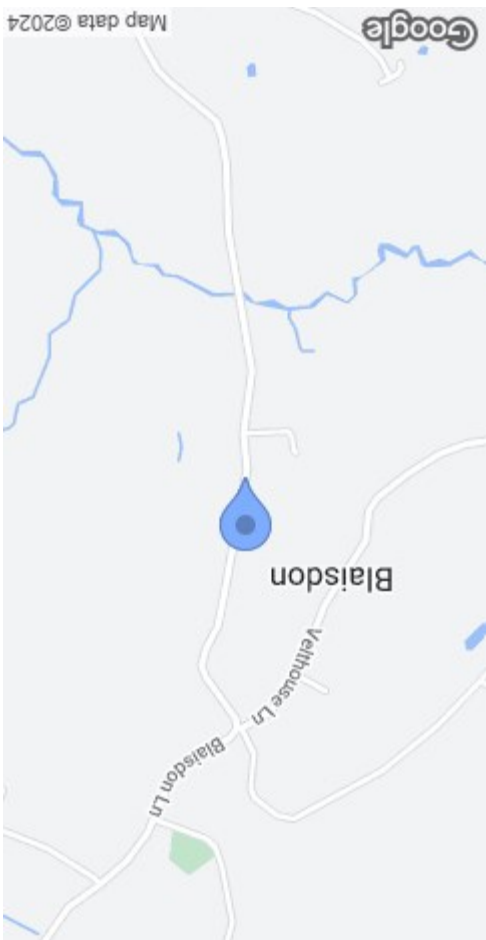




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (93-100) Green B (81-92) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (100-120) Green B (120-140) Yellow C (140-160) Orange D (160-180) Red-Orange E (180-200) Red F (200-220) Dark Red G (220-240) Black



**Tan Cottage**  
 Blaisdon GL17 0AH

## Guide Price £525,000

A SUPERBLY MAINTAINED and SPACIOUS THREE / FOUR BEDROOM DETACHED BUNGALOW offering POTENTIAL FOR FURTHER IMPROVEMENT, 1/3 ACRE WALLED GARDENS, DOUBLE GARAGE and OFF ROAD PARKING, situated in a HIGHLY SOUGHT AFTER CENTRAL VILLAGE LOCATION, all being offered with NO ONWARD CHAIN.

The property is situated in the popular village of Blaisdon which offers a public house and church. The village of Longhope (3 miles approximately), which is located just off the A40, offers a range of amenities to include some small shops, post office, junior school, 2 public houses, church and village hall. The market town of Newent (7 miles approximately) offers a good range of shops, supermarket, primary and secondary school, churches of various denominations, health centre, sports and community centres and library. The City of Gloucester (10 miles distant) offers more comprehensive facilities and the nearest railway station.

For the commuter, access to the motorway network can be gained via Junction 11a of the M5 (10 miles approximately) for onward travel linking up the Midlands, and the North, Wales and the South.



Enter the property via UPVC double glazed front door with side panel into:

### ENTRANCE HALL

22'3 x 8'9 narrowing to 2'7 (6.78m x 2.67m narrowing to 0.79m)

Wall light fittings, coved ceiling, single radiator, access to roof space, double doors to airing cupboard with hot water tank, slatted shelving and storage space, thermostat controls.

### LOUNGE

20'0 x 13'0 (6.10m x 3.96m)

Feature stone fireplace with inset modern cast iron log burner, two single radiators, wall light fittings, TV point, coved ceiling, rear aspect window offering views over the surrounding countryside, side aspect sliding doors to patio and back garden area, opening through to:

### DINING ROOM

12'0 x 11'1 (3.66m x 3.38m)

Telephone point, double radiator, coved ceiling, rear aspect window offering lovely views over the surrounding fields and countryside.

### KITCHEN / BREAKFAST ROOM

12'0 x 10'9 (3.66m x 3.28m)

Refitted to comprise of a range of base and wall mounted units with wooden worktops and tiled splashbacks, single drainer stainless steel sink unit with mixer tap, integrated appliances to include NEFF double oven with four ring NEFF induction hob and extractor fan over, integrated NEFF dishwasher, inset spotlighting, coved ceiling, double radiator, front aspect window offering pleasant views over the gardens and towards the surrounding woodland. Wooden door to:

### UTILITY ROOM

8'9 x 6'5 (2.67m x 1.96m)

Belfast sink unit with wooden worktop area, thermostat controls, plumbing for washing machine, space for freestanding fridge / freezer, consumer unit, rear aspect window. Glazed wooden door to:

### REAR HALLWAY

9'9 x 2'9 (2.97m x 0.84m)

UPVC double glazed door to the front, personal door to the garage, door into:

### STUDY / BEDROOM 4

8'9 x 7'8 (2.67m x 2.34m)

Single radiator, rear aspect window offering lovely views over the surrounding countryside.

### CLOAKROOM

5'1 x 2'8 (1.55m x 0.81m)

WC, side aspect window.

FROM THE ENTRANCE HALL, DOOR LEADS TO:

### BEDROOM 1

14'3 x 10'8 (4.34m x 3.25m)

Single radiator, coved ceiling, rear aspect window offering lovely views over the surrounding countryside.

### BEDROOM 2

12'7 x 11'1 (3.84m x 3.38m)

Additional recess housing built-in wardrobes, single radiator, coved ceiling, front aspect window.

### BEDROOM 3

11'2 x 9'0 (3.40m x 2.74m)

Single radiator, coved ceiling, rear aspect window offering lovely views over the surrounding countryside.

### SHOWER ROOM

7'6 x 6'2 (2.29m x 1.88m)

Walk-in double shower cubicle with inset shower system, vanity wash hand basin with mixer tap and cupboard below, tiled splashbacks, single radiator, coved ceiling, front aspect window.

### CLOAKROOM

7'7 x 4'8 (2.31m x 1.42m)

Single radiator, WC, wash hand basin, tiled splashbacks, coved ceiling, front aspect window.

### OUTSIDE

To the front, wrought iron double gates and tarmac driveway provide off road parking for a number of vehicles, leading up to a parking and turning area at the front of the property, outside water tap.

### DOUBLE GARAGE

18'4 x 15'9 (5.59m x 4.80m)

Accessed via electric up and over door, power and lighting, side aspect window.

The beautiful walled gardens to the front comprise of lawned area, vegetable beds and well stocked borders planted with mature trees, flowers, shrubs and bushes. To the side of the garage, a flagstone paved pathway leads to the rear with gravelled areas, second outside water tap. To the rear of the property is the oil-fired boiler, low maintenance gravelled gardens with shrub borders, oil tank, patio seating area. To the other side of the property, further lawned areas with mature bushes, enclosed by brick walling and mature hedging. Backing onto open fields and countryside, the property offers excellent levels of privacy with grounds of approximately 1/3 acre.

### SERVICES

Mains water and electric, septic tank, oil-fired heating.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: E  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

Continue into old part of the village, passing the public house on the right hand side, where the property can be located 100 yards further along on the left hand side as marked by our 'For Sale' board.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.