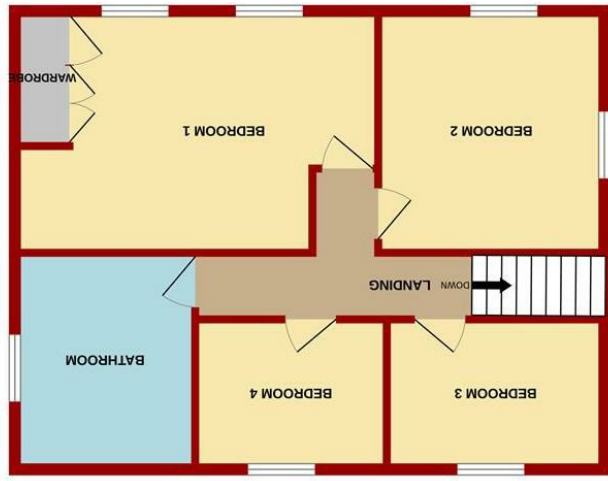
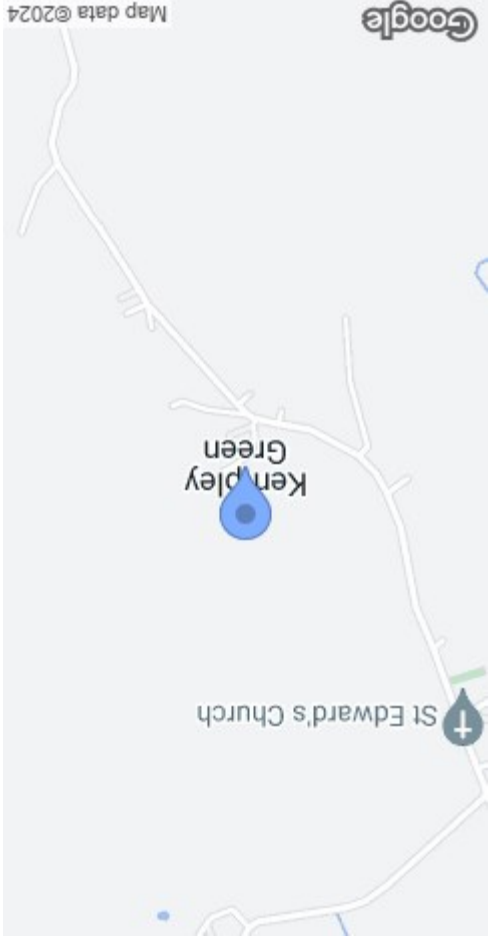




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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: 92-100 kWh/m²/yr B: 81-91 kWh/m²/yr C: 69-80 kWh/m²/yr D: 55-68 kWh/m²/yr E: 41-54 kWh/m²/yr F: 29-40 kWh/m²/yr G: 13-28 kWh/m²/yr	 A: 10-35 g/kWh B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



The Burrows Kempley Green  
 Kempley, Dymock GL18 2BW



## Guide Price £599,000

A FOUR / FIVE BEDROOM DETACHED COUNTRY COTTAGE situated in the LOVELY UNSPOILT RURAL LOCATION of KEMPLEY GREEN, the property benefits from having FLEXIBLE ACCOMMODATION, GARAGE and AMPLE PARKING, LOVELY MATURE GARDENS with VIEWS TOWARDS THE MALVERN HILLS, set within GROUNDS AMOUNTING TO 0.42 ACRE.

The property is situated in the village of Kempley which has 2 Churches, Village Hall and is approximately 2.5 miles from Dymock which offers amenities to include a Parish Church, Public House, Garage and Primary School with Senior Schooling and further facilities available in Newent approximately 4 miles away.

The village is also approximately 2-3 miles away from the M50 junction 3 for connection to the M5 for the Midlands, the North and South West.



Entrance via part glazed door through to:

### ENTRANCE HALL

10'7 x 10'9 (3.23m x 3.28m)

Tiled flooring, double radiator, side aspect window overlooking the gardens, stairs to the first floor.

### STUDY / GROUND FLOOR BEDROOM

11'9 x 9'8 (3.58m x 2.95m)

Double radiator, rear aspect window with a lovely outlook over the gardens, side aspect Velux roof light. Door to:

### CLOAKROOM

White suite comprising close coupled WC, corner wash hand basin with tiled splashback, extractor fan.

### OPEN PLAN LOUNGE / DINER

31'5 into side aspect bay window x 11'9 (9.58m into side aspect bay window x 3.58m)

Brick fireplace with raised hearth, inset wood burning stove, two double radiators, front aspect bay window, further front aspect window, large side aspect bay window overlooking the gardens with a private outlook.

### KITCHEN / BREAKFAST ROOM

18'4 x 10'7 (5.59m x 3.23m)

Belfast sink unit with mixer tap, cupboard under, range of base and wall mounted units, breakfast bar, integrated dishwasher, four ring ceramic hob, cooker hood above, double oven, cupboard above and below, tiled flooring, double radiator, side aspect window, double glazed sliding patio doors to the rear garden with a lovely private outlook. Opening to:

### UTILITY

6'7 x 5'7 (2.01m x 1.70m)

Plumbing for washing machine, built-in cupboard, single radiator, worktop area, open cupboard, rear aspect window with a lovely private outlook over the gardens towards The Malverns.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

### LANDING

Single radiator, access to roof space via loft ladder.

### BEDROOM 1

17'8 x 11'6 (5.38m x 3.51m)

Radiator, fitted single and double wardrobe with hanging rail and shelving, two front aspect windows.

### BEDROOM 2

10'6 x 11'1 (3.20m x 3.38m)

Radiator, front and side aspect windows with the side aspect having a private outlook over the gardens.

### BEDROOM 3

10'8 x 7'5 (3.25m x 2.26m)

Radiator, rear aspect window with a lovely private outlook over the gardens.

### BEDROOM 4

9'5 x 7'2 (2.87m x 2.18m)

Double radiator, rear aspect window with a lovely private outlook over the gardens towards the Malvern Hills.

### BATHROOM

10'6 x 8'4 (3.20m x 2.54m)

White suite comprising of modern panelled bath, separate double shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail, fully tiled walls, boiler cupboard housing the LPG central heating and domestic hot water boiler, side aspect frosted window.

### OUTSIDE

From the small lane, a tarmac driveway leads through to a parking and turning area suitable for the parking of several vehicles. This leads to:

### LARGE DETACHED GARAGE

18'0 x 14'2 (5.49m x 4.32m)

Accessed via up and over door, power and lighting, side and rear aspect windows, personal door through to the side.

As you approach the property from the side, there is a good sized lawn area, various mature shrubs, bushes and trees, outside lighting, outside power points, natural hedging surround. Access to either side of the property can be gained through to the side and rear where there is a good sized paved patio area, block paved patio, outside lighting, large expanse of lawn with various flower beds and borders, mature shrubs, bushes, trees etc., further patio seating areas, including a

covered area ideal for barbecue etc., wooden garden shed, outside tap, separate pedestrian gate giving access to a small orchard with fruiting trees. The garden is lovely and private, very sunny, having fencing and natural hedge boundary. The whole of the gardens and ground amount to 0.42 acre.

### SERVICES

Mains water, electricity and drainage. LPG heating.

Standard broadband is available at the property.

### 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

From Newent, proceed along the B4221 towards Kilcot. After a short distance, turn right, signposted Oxenhall (just after the King's Arms pub). Proceed along this lane, through Oxenhall. Continue through Oxenhall towards Kempley, over the motorway bridge and as you come into the village, proceed through until you come to the Green with the phone box in front of you. Turn immediately right onto a small lane and the property will be found immediately on your left hand side as indicated 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.