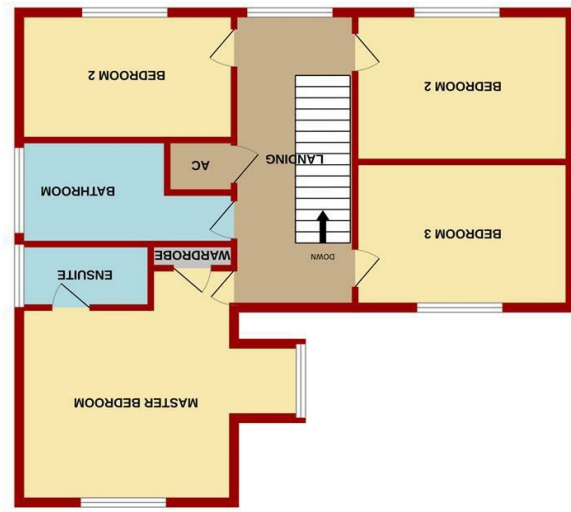
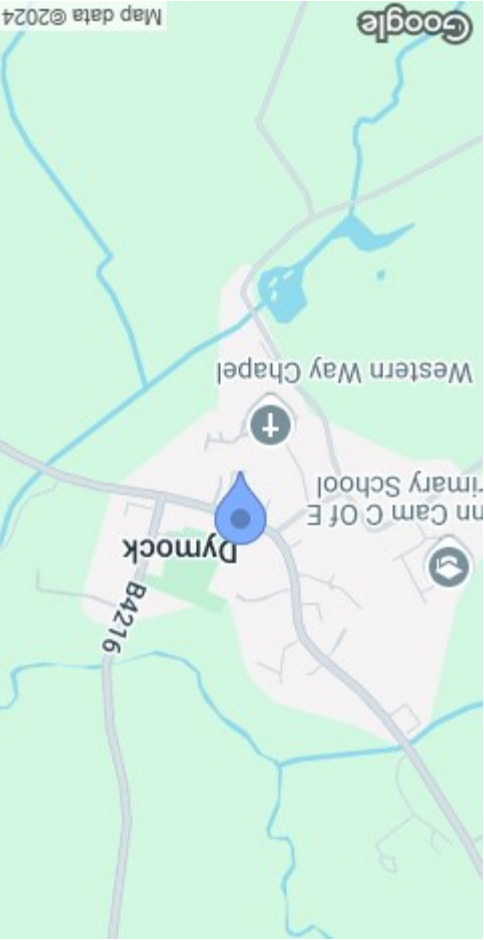




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (100-120) Green B (120-140) Yellow-Green C (140-160) Yellow D (160-180) Orange E (180-200) Red-Orange F (200-220) Red G (220-240) Dark Red



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



1 Kyrle Acre  
 Dymock GL18 2EP

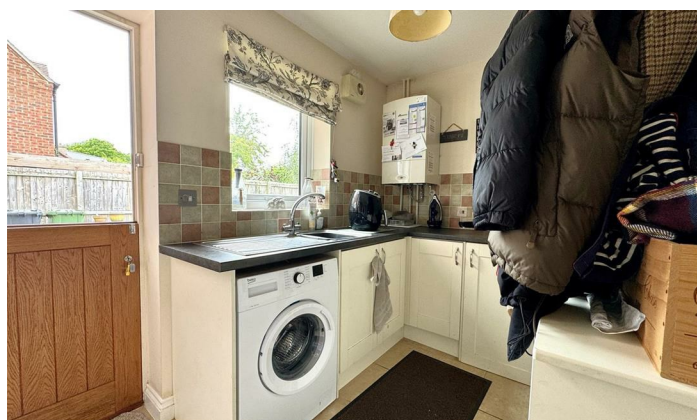


**£480,000**

CONSTRUCTED IN 2009 is this SPACIOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOME with MASTER EN-SUITE, TWO RECEPTIONS plus KITCHEN / FAMILY / BREAKFAST ROOM plus SEPARATE UTILITY, situated in a HIGHLY POPULAR VILLAGE LOCATION with VIEWS TOWARDS THE CHURCH.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.



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

**ENTRANCE HALL**

14'3 x 6'5 (4.34m x 1.96m)

Thermostat control, laminate flooring, single radiator, door to understairs storage cupboard, stairs leading off.

**CLOAKROOM**

6'5 x 3'0 (1.96m x 0.91m)

WC, wall mounted wash hand basin, tiled floor, single radiator, extractor fan.

**LOUNGE**

17'7 x 12'5 (5.36m x 3.78m)

Two radiators, feature brick fireplace with wooden mantle over, stone hearth, inset cast iron log burner, TV point, rear aspect French doors to patio and gardens, front aspect windows.

**DINING ROOM**

12'8 x 10'8 (3.86m x 3.25m)

Laminate flooring, single radiator, front aspect window.

**KITCHEN / BREAKFAST / FAMILY ROOM**

18'4 x 12'8 (5.59m x 3.86m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks. Stoves seven ring range oven with gas top, extractor fan over, built-in wine rack, integrated dishwasher, inset spotlighting, tiled flooring, double radiator, space for American fridge / freezer, side aspect window, rear aspect French doors to the gardens. Door to:

**UTILITY ROOM**

10'7 x 6'5 (3.23m x 1.96m)

Single drainer sink unit with mixer tap, range of base mounted units with laminated worktops and tiled splashbacks, consumer unit, plumbing for washing machine, tiled floor, single radiator, Worcester LPG fired boiler supplying the hot water and central heating, extractor fan, side aspect window, side aspect stable door to the gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

**LANDING**

Single radiator, door to airing cupboard housing the hot water tank with slatted shelving and storage space.

**MASTER SUITE**

18'0 x 15'0 (5.49m x 4.57m)

Additional built-in single wardrobe, eaves storage, single radiator, access to roof space (boarded down the middle), side aspect frosted windows, rear aspect window with views towards the church. Door to:

**EN-SUITE**

8'6 x 3'8 (2.59m x 1.12m)

Double shower cubicle accessed via sliding glazed screen with inset overhead and detachable Mira shower system, vanity wash hand basin with mixer tap and cupboard below, mirror with light, WC, chrome heated towel rail, laminate flooring, tiled splashbacks, inset spotlighting, extractor fan, side aspect frosted window.

**BEDROOM 2**

12'4 x 8'7 (3.76m x 2.62m)

Telephone point, TV point, single radiator, front aspect window.

**BEDROOM 3**

12'4 x 8'6 (3.76m x 2.59m)

Single radiator, rear aspect window.

**BEDROOM 4**

12'8 x 7'8 (3.86m x 2.34m)

Access to roof space (via pull down loft ladder), TV and telephone point, single radiator, front aspect window.

**BATHROOM**

12'0 x 6'0 (3.66m x 1.83m)

P-shaped bath with mixer tap, inset overhead shower system, WC, vanity wash hand basin with mixer tap and cupboards below, chrome heated towel rail, tiled floor, tiled splashbacks, inset spotlighting, extractor fan, side aspect frosted window.

**OUTSIDE**

To the front of the property, there is a gravelled driveway approach with block paved driveway leading to:

**ATTACHED GARAGE**

17'6 x 10'6 (5.33m x 3.20m)

Accessed via double opening wooden doors, power and lighting, large vaulted roof space suitable for additional storage.

The front gardens are laid to gravel and are suitable for additional parking with further parking area to the side of the property. A side access path and gate leads into the rear gardens where there is a lawned area. The rear gardens measure approximately 45' x 45' with large patio seating area, flat gardens laid to lawn enclosed by fencing and walling, outside water tap and lighting, pedestrian door to garage.

**SERVICES**

Mains water, electric and drainage, LPG fired heating.

**WATER RATES**

Sewern 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 B4214 towards Dymock. Upon reaching Dymock, passing the pub called The Beauchamp Arms, you will see a track on your left hand side marked Kyrle Acre. Turn left here and the property will be found on the right hand side.

**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.

