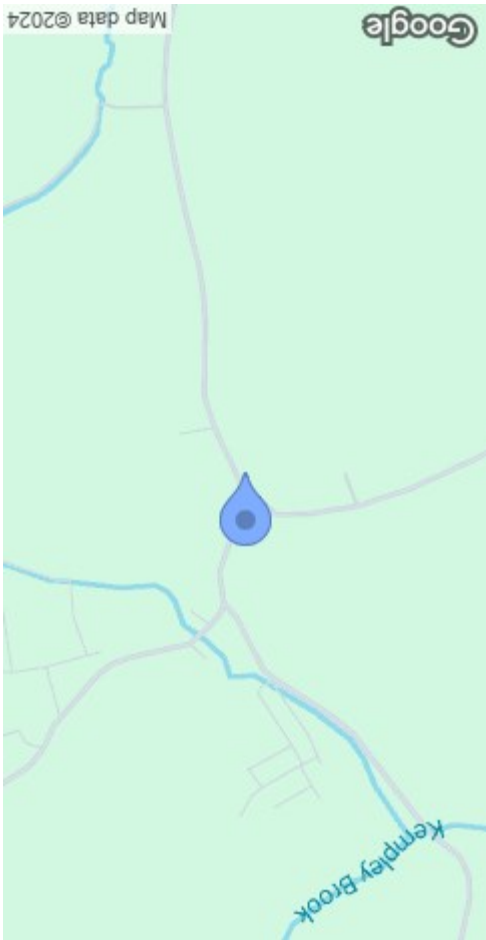


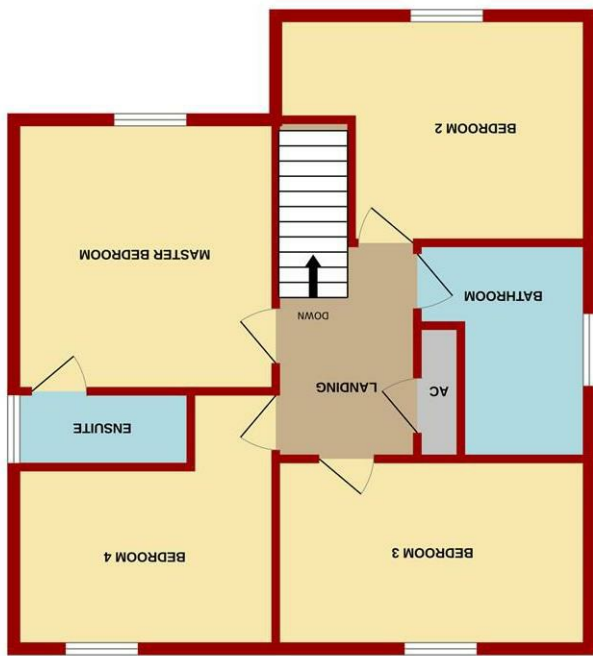


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

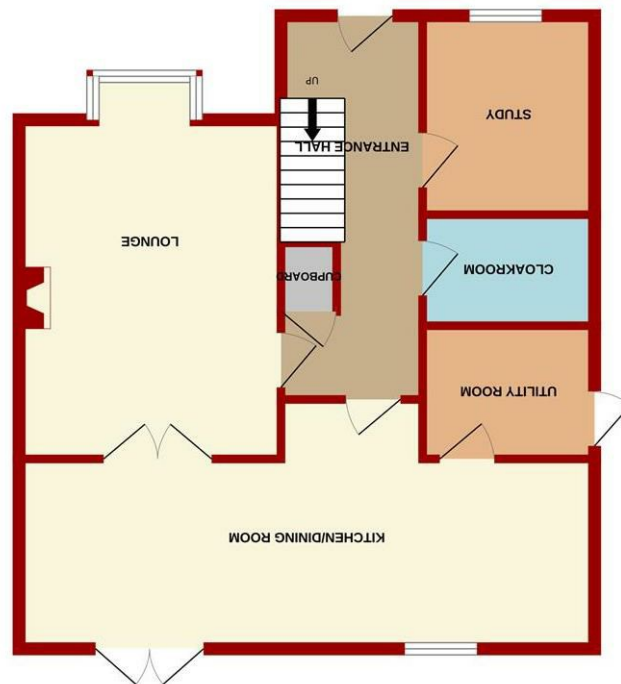
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (93-100) Green B (81-92) Yellow C (69-80) Orange D (55-68) Red E (39-54) Dark Red F (21-38) Very Dark Red G (1-20) Black	 A (102 g/kWh) Green B (111-120) Yellow C (120-130) Orange D (130-140) Red E (140-150) Dark Red F (150-160) Very Dark Red G (160+) Black



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



1ST FLOOR



GROUND FLOOR



Purbeck Rise Fishpool
 Kempley, Dymock GL18 2BT



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£499,950

A FOUR DOUBLE BEDROOM DETACHED PROPERTY having MASTER EN-SUITE situated in a LOVELY, RURAL LOCATION with AMPLE PARKING, GOOD SIZED PRIVATE SOUTH WEST FACING GARDENS with OUTLOOK ONTO FIELDS AND WOODLAND.

The property is situated on the outskirts of 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 into:

ENTRANCE HALL

Laminate flooring, under stairs storage cupboard, single radiator, stairs to the first floor.

CLOAKROOM

White suite comprising of close coupled WC, pedestal wash hand basin, heated towel rail, tiled flooring, spotlighting, side aspect frosted window.

LOUNGE

15'6 x 11'10 (4.72m x 3.61m)

Fireplace with newly fitted wood burning stove, raised hearth, laminate flooring, double radiator, front aspect bay window.

STUDY

9'1 x 7'10 (2.77m x 2.39m)

Laminate flooring, radiator, front aspect window.

KITCHEN / DINING ROOM

26'3 x 10'7 narrowing to 8'7 (8.00m x 3.23m narrowing to 2.62m)

Fitted kitchen to comprise Belfast sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated four ring electric hob, cooker hood above, integrated dishwasher, double oven, cupboards and drawers above and below, tiled flooring, two single radiators, spotlighting, rear aspect window with a lovely private outlook onto the gardens and woodland beyond. Fully glazed UPVC French doors through to the rear garden.

UTILITY

7'10 x 6'1 (2.39m x 1.85m)

Plumbing for washing machine, wall mounted cupboards, Worcester oil-fired central heating and domestic hot water boiler, tiled flooring, single radiator, half glazed stable door to the side.

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

LANDING

Radiator, airing cupboard with radiator and slatted shelving, access to roof space.

MASTER BEDROOM

12'5 x 11'10 (3.78m x 3.61m)

Laminate flooring, single radiator, front aspect window. Door to:

EN-SUITE

Fitted double shower cubicle and tray, shower, tiled surround, pedestal wash hand basin, tiled splashback, close coupled WC, tiled flooring, heated towel rail, side aspect frosted window.

BEDROOM 2

14'0 x 10'5 (4.27m x 3.18m)

Laminate flooring, single radiator, front aspect window.

BEDROOM 3

14'0 x 10'5 (4.27m x 3.18m)

Laminate flooring, single radiator, rear aspect window with a lovely outlook over the gardens onto fields and woodland beyond.

BEDROOM 4

11'10 x 7'10 (3.61m x 2.39m)

Laminate flooring, single radiator, rear aspect window with a private outlook over the gardens.

BATHROOM

10'2 x 7'7 (3.10m x 2.31m)

White suite comprising bath with shower attachment over, tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, tiled flooring, single radiator, side aspect frosted window.

OUTSIDE

To the front of the property, there is a gravelled parking area suitable for the parking of two to three vehicles, tarmac driveway leading to the side of the property with further parking for two to three vehicles. To the front of the property, there is a small border, outside lighting. Side aspect leads through to a private south west facing rear garden with a large expanse of lawn, outside lighting, outside tap, large raised patio area and decked area, pond. From here, steps lead down to a further garden area with chicken run, garden shed, raised beds, hedging and fencing surround and backing onto open fields and woodland.

SERVICES

Mains water, electricity and drainage. Oil-fired heating.

Fibre 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 out along the B4221 to Kilcot and Gorsley. Continue over the motorway bridge and just after the bridge you will see a turning right to Ross-on-Wye golf course and Kempley. Turn right here and proceed along the lane for approximately two miles. Upon entering Fishpool, the property will be found on your left 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.

