



18 Orchard Rise
Tibberton GL19 3AT



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £425,000

AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME having TWO RECEPTIONS, LARGE GARDENS TO THE FRONT AND REAR with the FRONT BEING SOUTH FACING, SINGLE GARAGE plus CAR PORT, LOVELY OUTLOOK TO THE FRONT OVER SURROUNDING FIELDS AND FARMLAND, all being offered with NO ONWARD CHAIN.

Tibberton offers a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations. It also hosts the yearly Tibberton Show which is a huge and well supported event.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket. Additional amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.





Entrance via fully glazed door through to:

ENTRANCE HALL

Parquet flooring, single radiator, stairs to the first floor. Opening through to:

REAR HALL

6'1 x 4'8 (1.85m x 1.42m)

Tiled flooring, coat hanging rail, half glazed frosted door through to the rear garden.

LOUNGE

21'0 x 10'11 (6.40m x 3.33m)

Stone open fireplace, raised hearth, two single radiators, front aspect window overlooking the large south facing garden, double glazed sliding patio doors through to the rear.

DINING ROOM

14'5 x 8'10 (4.39m x 2.69m)

Single radiator, two front aspect south facing windows overlooking the garden.

KITCHEN

11'7 x 8'7 (3.53m x 2.62m)

Single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated electric oven, four ring hob over, plumbing for washing machine, plumbing for dishwasher, space for fridge, oil-fired Worcester central heating and domestic hot water boiler, serving hatch to the dining room, rear aspect window with a lovely private outlook over the gardens, fully glazed frosted door through to:

UTILITY

7'8 x 4'7 (2.34m x 1.40m)

Single drainer sink unit with mixer tap, cupboards under, roof light. Door to:

CLOAKROOM

Coloured suite comprising close coupled WC, corner wash hand basin with tiled splashback, rear aspect frosted window.

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

LANDING

Airing cupboard with hot water tank, access to roof space via loft ladder, south facing front aspect window with a lovely outlook onto surrounding fields and farmland.

BEDROOM 1

12'9 x 11'1 (3.89m x 3.38m)

Single radiator, rear aspect window with outlook over the gardens at the rear.

BEDROOM 2

10'7 x 9'0 (3.23m x 2.74m)

Fitted wardrobes, double and single, hanging rail and cupboards above, single radiator, rear aspect window overlooking the gardens.

BEDROOM 3

11'0 x 7'10 (3.35m x 2.39m)

Single radiator, rear aspect south facing window with a lovely outlook onto surrounding farmland.

BEDROOM 4

9'0 x 7'11 (2.74m x 2.41m)

Single radiator, front aspect south facing window with a lovely outlook onto surrounding fields and farmland.

BATHROOM

Coloured suite comprising bath with shower attachment over, tiled surround, low-level WC, pedestal wash hand basin with tiled splashback, mirror faced medicine cabinet, shaving point, double radiator, rear aspect frosted window.

OUTSIDE

To the front of the property, a long path leads to the front door, lawned area to either side, various mature shrubs and bushes, fencing and hedging surround, south facing with a lovely outlook onto open fields and farmland. The front garden measures approximately 60' x 35'.

A gated side aspect leads through to the rear of the property and the private enclosed rear garden where there is a paved patio area, outside tap, outside light, covered porch area from the rear door, large lawned area interspersed with flower beds and borders, shrubs, bushes and trees, wooden garden shed, fencing surround. The rear garden measures approximately 50' x 40'.

A tarmac parking area, for two vehicles, leads through to:

SINGLE GARAGE

20'0 x 9'6 (6.10m x 2.90m)

Accessed via up and over door with personal door to adjacent single CAR PORT (20' x 10'), accessed via double gates.

SERVICES

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

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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.

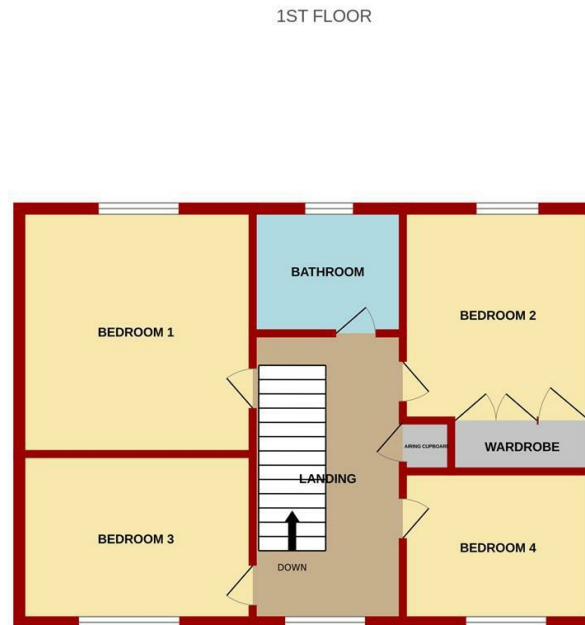
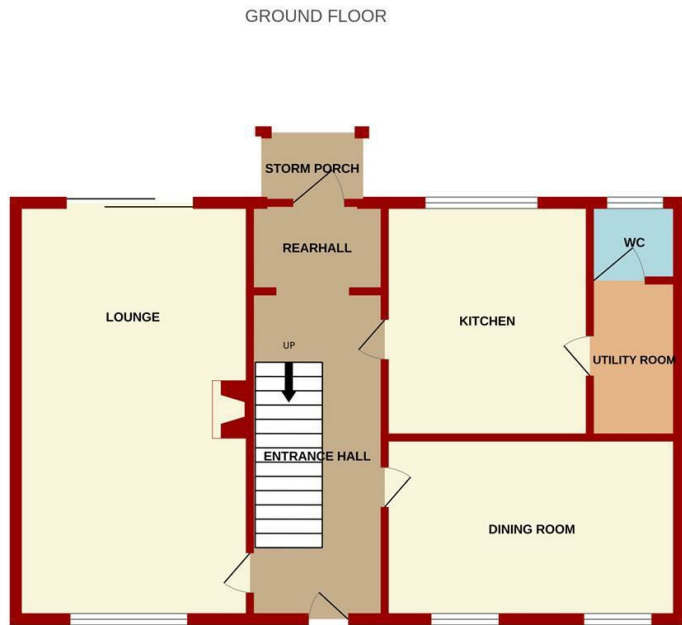
DIRECTIONS

From Gloucester, proceed through Highnam, along the B4215, passing through Highnam and upon approaching Tibberton, turn left into Buttermilk Lane. Proceed along this lane, through the village, for approximately one mile, turning right into Orchard Rise. Then take the next right. Proceed to the end and you arrive at the rear of the property.

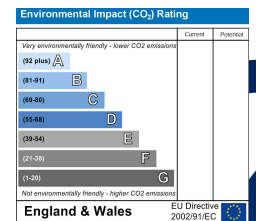
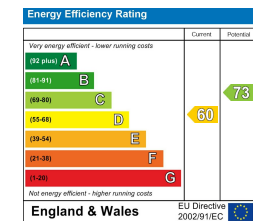
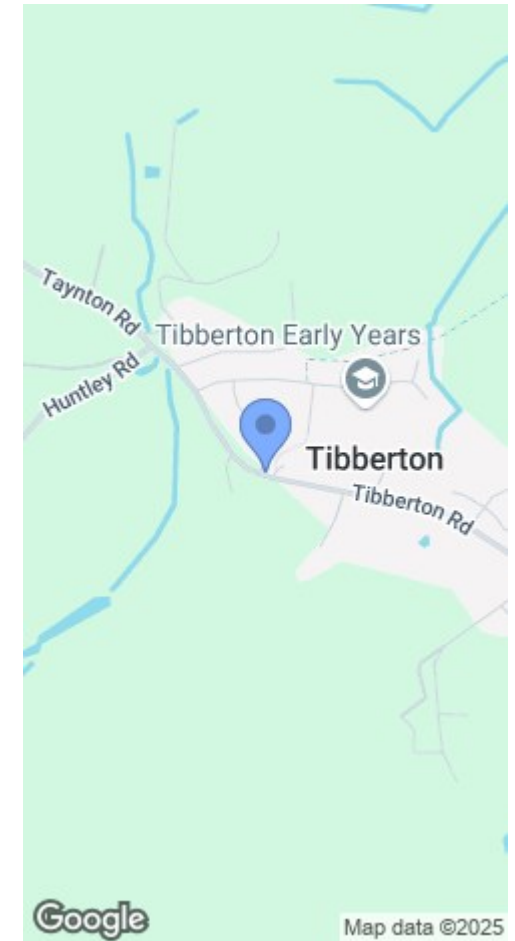
PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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