



**Cider Apple Cottage**  
Tibberton GL2 8DZ



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Cider Apple Cottage

Tibberton GL2 8DZ

Guide Price £625,000

**CONSTRUCTED IN 1992, CIDER APPLE COTTAGE is a STUNNING FOUR BEDROOM DETACHED FAMILY HOME, set in the heart of the ever popular village of TIBBERTON, benefitting from MASTER EN-SUITE, SPACIOUS and SUPERBLY APPOINTED ACCOMMODATION, DETACHED DOUBLE GARAGE, AMPLE PARKING, GENEROUS GARDENS and STUNNING COUNTRYSIDE VIEWS towards the MALVERN HILLS.**

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.



## STORM PORCH

5'03 x 3'03 (1.60m x 0.99m)

Via brick arch. Double glazed door to:

## ENTRANCE HALL

20'10 x 12'10 (6.35m x 3.91m)

Telephone point, single radiator, two storage cupboards, thermostat control, inset spotlighting, tiled floor, side aspect window. Archway through to:

## INNER HALLWAY

Vaulted ceiling, exposed brickwork, under stairs storage, turning staircase to the first floor, inset spotlighting, front aspect picture window. Glazed door through to:

## LOUNGE

23'00 x 13'09 (7.01m x 4.19m)

Feature cast iron log burner with exposed brick surround and hearth, wooden mantel, tv point, two double radiators, telephone point, front and rear aspect windows with lovely views over surrounding fields towards the Malvern Hills, french doors to the side patio and gardens.

## KITCHEN / DINING / FAMILY ROOM

37'01 x 12'08 maximum (11.30m x 3.86m maximum)

Kitchen area: Range of base and wall mounted units, laminated worktops and splashbacks, stainless steel sink with mixer tap, Bosch oven with four ring induction hob, extractor fan over, space for American fridge/freezer, oil fired Rayburn supplying central heating and hot water with exposed arched brick surround, low level unit lighting, integrated appliances to include Bosch dishwasher and microwave, inset spotlighting, front and side aspect windows.

Dining Area: Wine cooler, storage units, two single radiators, inset spotlighting, two rear aspect windows with views over fields and countryside towards the Malvern Hills.

## REAR HALLWAY

Door to:

## UTILITY ROOM / WC

5'08 x 5'00 (1.73m x 1.52m)

Plumbing for washing machine, space for tumble dryer, wc, vanity wash hand basin with cupboards below, tiled walls, chrome heated towel rail, inset spotlighting, rear aspect frosted window.





### **REAR BOOT ROOM**

**6'07 x 5'02 (2.01m x 1.57m)**

Tiled floor, power points, spotlighting, rear aspect window, sliding door to patio and gardens.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

### **LANDING**

Access to roof space, inset spotlighting, exposed brickwork, airing cupboard hot water tank. Door to:

### **MASTER SUITE**

**13'09 x 11'07 (4.19m x 3.53m)**

Additional recess housing his/hers built-in mirrored double wardrobes, single radiator, wall light fittings, rear aspect window with lovely views over surrounding countryside towards the Malvern Hills. Door to:

### **EN-SUITE SHOWER ROOM**

**6'08 x 5'06 (2.03m x 1.68m)**

Glazed door to shower cubicle with overhead and detachable hand shower, vanity wash hand basin, mixer tap, cupboard below, wc, chrome heated towel rail, tiled floor, fully tiled walls, rear aspect velux roof light.

### **BEDROOM 2**

**13'09 x 11'00 (4.19m x 3.35m)**

Radiator, inset spotlighting, front aspect window.

### **BEDROOM 3**

**11'08 x 10'02 (3.56m x 3.10m)**

Single radiator, inset spotlighting, rear aspect window with lovely views over surrounding countryside towards the Malvern Hills. Door to:

### **STUDY/OFFICE**

**16'00 x 7'00 (4.88m x 2.13m)**

Approximately 6 foot ceiling height, built-in worktops, storage below, stainless steel sink with mixer tap, eaves storage space, inset spotlighting, rear aspect velux roof light.

### **BEDROOM 4**

**10'03 x 8'07 (3.12m x 2.62m)**

Built-in wardrobe and chest of drawers, tv point, single radiator, inset spotlighting, front aspect window.



## FAMILY BATHROOM

8'05 x 6'04 (2.57m x 1.93m)

White suite comprising bath with raised shower mixer tap, corner shower cubicle with overhead detachable hand shower, built-in wc and vanity wash hand basin, cupboards below, tiled floor, tiled walls, chrome heated towel rail, extractor fan, spotlighting, rear aspect velux roof light.

## OUTSIDE

Double opening five bar gates give access to a driveway and turning area suitable for the parking of four vehicles. The garden area to this side of the property is laid to lawn with oil tank and superbly tended borders. The driveway leads to:

## DETACHED DOUBLE GARAGE

17'4 x 17'1 (5.28m x 5.21m)

Accessed via two up and over doors, power and lighting, roof storage space, side aspect window. Pedestrian half glazed UPVC door.

At the front of the property, landscaped gardens comprise of a gravelled pathway which leads to the front door with front garden areas laid to lawn and enclosed by planted borders and mature hedging. To the side of the property, there is an outside water tap and a hot and cold water tap, ideal for washing dogs. To the rear of the property, there is a flagstone paved seating area, outside lighting, low-level walling and offering stunning views over the surrounding fields, with pedestrian access from the front and rear to the main side garden which comprises of two tier lawns, flagstone patio seating area, raised deck with covered pergola, superbly tended borders planted with flowers and shrubs, enclosed by mature hedging and low-level fencing to the rear opening out to stunning views.

## SERVICES

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

## WATER RATES

Severn Trent - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: F  
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 High Street, turning right at the traffic lights, heading back towards Gloucester along the B4215. Turn right into Buttermilk Lane, signposted Tibberton. Continue along and follow the road round to the right on to Tibberton Lane. The property can be found after a short distance on the right 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).



GROUND FLOOR



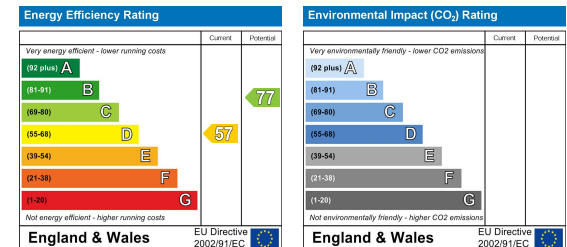
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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