



May Hill View Cottage
Kents Green, Tibberton GL19 3AJ

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

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Kents Green, Tibberton GL19 3AJ

Guide Price £695,000

A SPACIOUS and VERSATILE FIVE BEDROOM DETACHED COTTAGE situated in a GLORIOUS UNSPOILT SEMI-RURAL LOCATION having MANY ORIGINAL CHARACTER FEATURES, MASTER EN-SUITE, SUN ROOM, offering STUNNING VIEWS and set within a LARGE PLOT APPROACHING 3/4 ACRE, 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 glazed front door into:

SIDE PORCH

8'6 x 5'8 (2.59m x 1.73m)

Single radiator, side and rear aspect windows. Glazed wooden door into:

ENTRANCE HALL

14'0 x 6'6 (4.27m x 1.98m)

Flagstone floor, stairs leading off, exposed beamwork, wall light fittings, thumb latch door into:

DINING ROOM

17'0 x 9'3 (5.18m x 2.82m)

Exposed ceiling and wall beams, double radiator, picture rail, front aspect window with unspoilt views over the surrounding countryside towards May Hill. Glazed wooden door to:

SITTING ROOM

13'0 x 10'5 (3.96m x 3.18m)

Gorsley stone fireplace with wooden mantle over housing inset cast iron log burner, exposed ceiling and wall beams, double radiator, front aspect window with unspoilt views over surrounding countryside towards May Hill. Glazed original wooden front door.

THUMB LATCH DOOR FROM THE DINING ROOM LEADS TO:

KITCHEN / BREAKFAST ROOM

19'8 x 11'7 (5.99m x 3.53m)

Farmhouse style kitchen with a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink, oil-fired Rayburn supplying the hot water and central heating with oven and stoves, separate electric oven (not fitted), space for under counter fridge, plumbing for washing machine and dishwasher, under counter freezer, tiled floor, double radiator, inset spot lighting, two front aspect windows with views towards May Hill, rear aspect window, glazed wooden door to:

REAR HALLWAY

5'4 x 3'5 (1.63m x 1.04m)

Tiled floor, single glazed wooden stable door, thermostat, door to LARDER / PANTRY (7'0 X 5'3) with rear aspect window and shelving / storage space.

Opening through to:

SUN ROOM

12'5 x 9'2 (3.78m x 2.79m)

This room has night storage heating, tiled floor, polycarbonate roof, side and rear aspect windows, double opening French doors to rear patio areas.





CLOAKROOM

5'6 x 5'4 (1.68m x 1.63m)

Low-level WC, vanity wash hand basin with mixer tap and cupboard below, tiled flooring, single radiator, side aspect frosted window.

FROM THE ENTRANCE HALL, DOOR LEADS TO:

INNER HALLWAY

Door to:

STUDY

12'8 x 10'0 (3.86m x 3.05m)

Exposed brickwork and beams, single radiator, picture rail, rear aspect French doors to patio and gardens.

BEDROOM 5

12'4 x 8'4 into wardrobe recess (3.76m x 2.54m into wardrobe recess)

Built-in double wardrobe accessed via louvre doors, single radiator, picture rail, side aspect window, rear aspect French doors.

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

LANDING

Single radiator, Velux roof light, exposed beamwork, door to airing cupboard with pipework, slatted shelving and storage space. Step up to:

MASTER BEDROOM

16'4 x 12'0 (4.98m x 3.66m)

Built-in 'his' and 'hers' double wardrobes, double radiator, exposed ceiling beams, side and rear aspect windows enjoying unspoilt views over the surrounding countryside. Thumb latch door into:

EN-SUITE SHOWER ROOM

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

Wash hand basin, WC, corner shower cubicle accessed via concertina glazed screen with Triton electric shower, electric wall heater, exposed beams, single radiator, side aspect window.

BEDROOM 2

12'8 x 11'0 (3.86m x 3.35m)

Vanity wash hand basin, exposed ceiling and wall beams, double radiator, side and rear aspect windows with unspoilt views over the surrounding countryside.

BEDROOM 3

13'3 x 10'1 (4.04m x 3.07m)

Vanity wash hand basin, exposed ceiling beams, double radiator, front aspect window offering glorious views over the surrounding countryside towards May Hill.

BEDROOM 4

10'2 x 9'10 (3.10m x 3.00m)

Double radiator, exposed beams, front aspect window with lovely countryside views.

BATHROOM

6'6 x 6'4 (1.98m x 1.93m)

P-shaped bath with mixer tap, built-in Mira electric shower system over, WC, wash hand basin with mixer tap, chrome heated towel rail, single radiator, exposed ceiling and wall beams, side aspect window.

OUTSIDE

The property is approached via a five bar pedestrian gate into a tarmac driveway and turning area, suitable for the parking of numerous vehicles. The superbly tended gardens are split into several different areas. There is an orchard area with raised vegetable beds, lawns, wooden built garden shed. There is an arched entrance through manicured hedge into a further orchard and lawn area, enclosed by fencing and hedging. At the front of the cottage, a pedestrian gate and pathway leads to the front door with sweeping lawns and mature cottage garden beds. There are large lawned areas to the side and a greenhouse. Continuing to the rear, there are further lawns, an array of shrubs and mature trees, large patio seating area. From here, steps lead up to the rear lawns which are all enclosed by hedging, with panoramic views towards May Hill and The Malverns.

WOODEN BUILT BARN

32'2 x 15'7 (9.80m x 4.75m)

Side aspect from the lane, dirt floor, power and lighting, side aspect windows, side door to the gardens.

SERVICES

Mains electricity, water and drainage, oil-fired heating, night storage heater in the sun room.

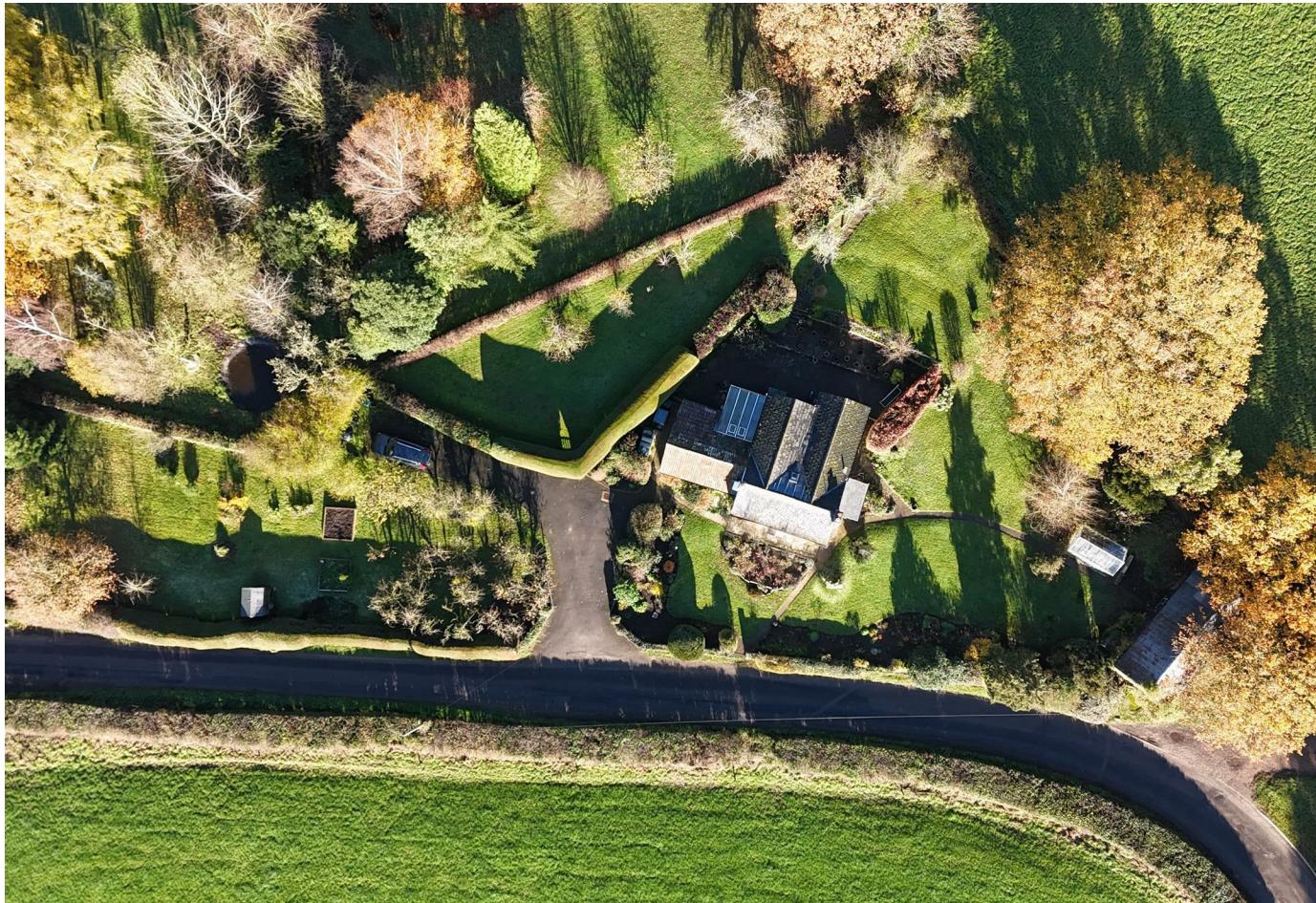
MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

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: 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, head out towards Gloucester on the B4215. Proceed through Malswick, turning right past TRAC (Tom Roberts Adventure Centre) signposted Kent's Green. Continue all the way along this lane, turning left at the T-junction, where the property can be located after a short distance on the left hand side.

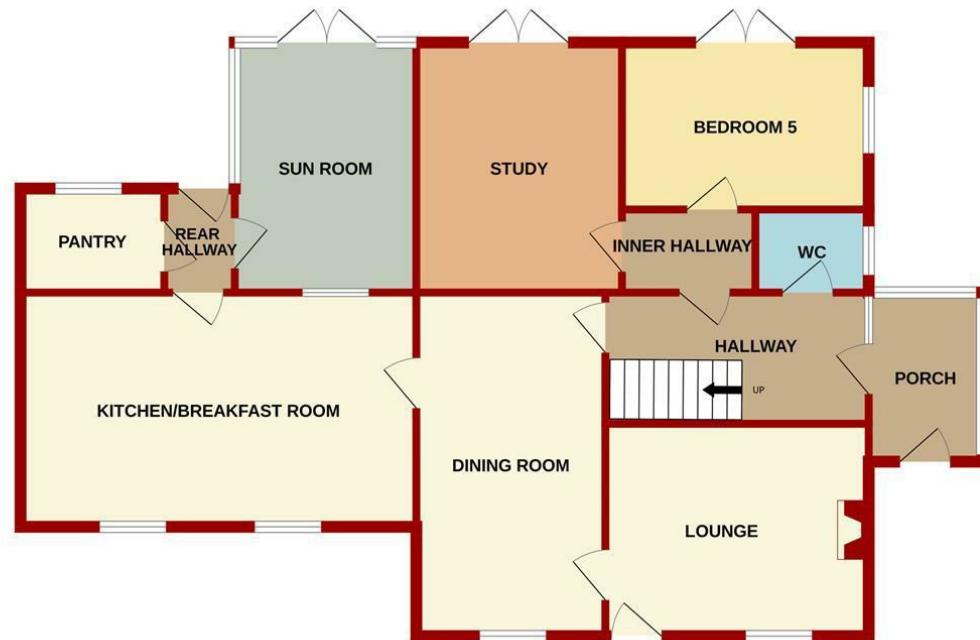
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PROPERTY SURVEYS

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



GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1812 sq.ft. (168.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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