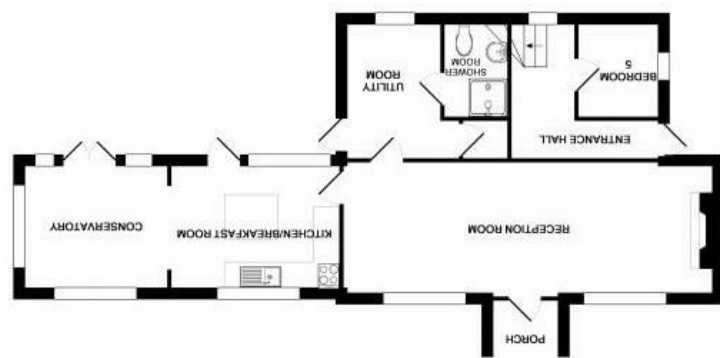
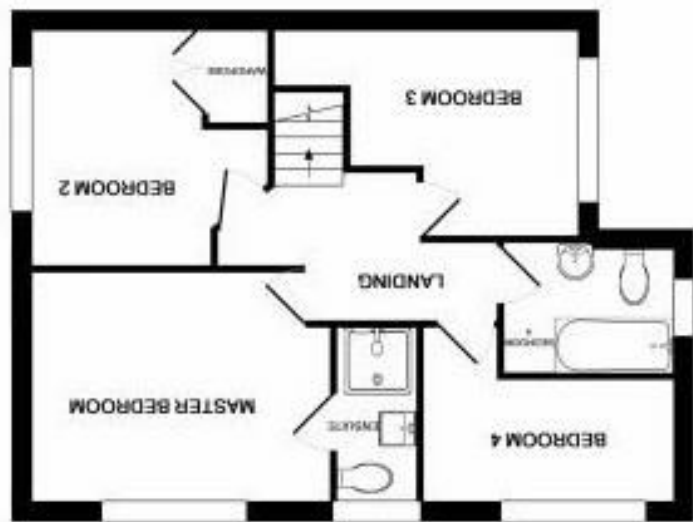
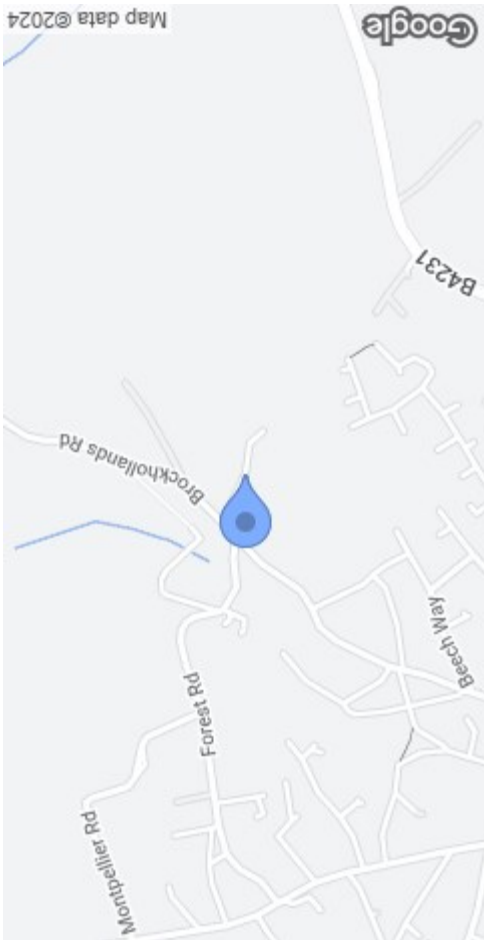




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environment Impact (CO <sub>2</sub> ) Rating																												
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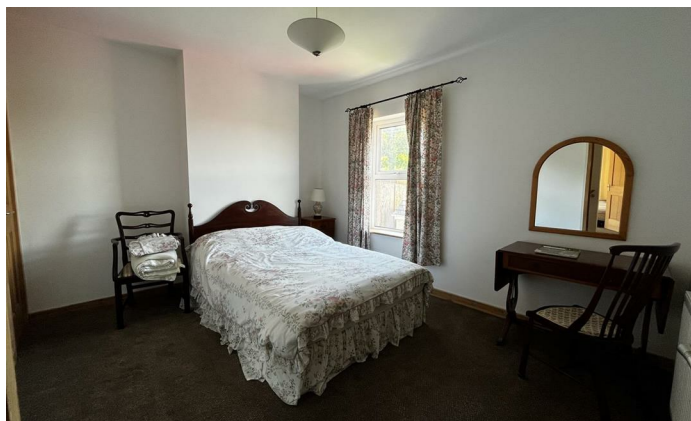


The Laurels Pastors Hill  
 Bream, Lydney GL15 6NA

**£525,000**

BEAUTIFUL FOUR BEDROOM DETACHED UNIQUE HOME IN BREAM, WITH GLORIOUS VIEWS ACROSS THE SURROUNDING AREA. THE PROPERTY WAS EXTENDED IN 2008 AND NOW BENEFITS FROM A SUN ROOM. LARGE PLOT TO THE REAR ASPECT WITH POTENTIAL BUILDING PLOT (SUBJECT TO THE NECESSARY PLANNING CONSENTS). OFFERED WITH NO ONWARD CHAIN.

The village of Bream has a number of amenities including shops, library, chemist, doctors surgery, primary school, public houses, garage and church. The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities



Accessed via part upvc double glazed frosted side door into:

**INNER HALLWAY**

Understairs cupboard, double radiator, stairs to first floor, doors into:

**LOUNGE/DINING ROOM**

28'0 x 12'9 (8.53m x 3.89m)

Two front aspect upvc double glazed windows, front aspect upvc double glazed frosted glass door, feature fire with inset woodburner and brick surround, TV point, power points, double radiator,

**UTILITY ROOM**

12'6 x 7'0 (3.81m x 2.13m)

Tiled floor, side aspect upvc double glazed door to garden, cupboard with single radiator, rear and side aspect upvc double glazed windows, Worcester combi boiler, stainless steel sink and drainer with tap over, space for washing machine. Door into:

**SHOWER ROOM**

WC, wash hand basin, heated towel rail, walk-in shower cubicle with mains shower over.

FROM THE LOUNGE IS A DOOR INTO:

**KITCHEN**

13'0 x 12'7 (3.96m x 3.84m)

A range of base, wall and drawer units, worktop with feature exposed brick supports, space for range cooker, sink and drainer, space for fridge/freezer, rear aspect upvc double glazed window, inset ceiling spotlights, opening into:

**SUN ROOM**

12'0 x 11'8 (3.66m x 3.56m)

Light and airy room from the kitchen, front, side and rear aspect upvc double glazed windows, rear aspect upvc double glazed doors to gardens, double radiator, BT point, power points, vaulted ceiling, TV point.

ACCESSED VIA INNER HALLWAY

**STUDY/BEDROOM FIVE**

7'5 x 6'3 (2.26m x 1.91m)

Side aspect upvc double glazed frosted glass window, power points.

**FIRST FLOOR LANDING**

Access into loft space, single radiator, doors into:

**BEDROOM TWO**

12'3 x 10'9 (3.73m x 3.28m)

Side aspect upvc double glazed window, power points, double radiator, oak door to cupboard housing hot water tank (the tank has been fitted in readiness for solar connection, however no panels are fitted or connected to operate this tank).

**BATHROOM**

White panelled bath with electric shower over, WC, sink and tap over, heated towel rail, extractor fan, side aspect upvc double glazed window.

**BEDROOM FOUR**

7'10 x 6'0 (2.39m x 1.83m )

Front aspect upvc double glazed window, power points, double radiator.

**BEDROOM ONE**

13'5 x 12'6 (4.09m x 3.81m)

Side and front aspect upvc double glazed windows, built-in wardrobes with sliding mirrored doors, double radiator, BT point, power points. Door to:

**EN-SUITE**

Front aspect upvc double glazed frosted glass window, WC, vanity wash hand basin, heated towel rail, walk-in shower cubicle with mains rainfall shower over, extractor fan.

**BEDROOM THREE**

12'4 x 10'4 (3.76m x 3.15m)

Rear and side aspect upvc double glazed window, double radiator, power points, cupboard with plumbing for en-suite shower room, currently has extractor fan, heated towel rail.

**OUTSIDE**

To the front of the property there is a good sized lawn with panoramic views across the surrounding countryside with path from the entrance gate to the front door. The side aspect offers ample parking for several vehicles, block built storage shed with power and lighting, further timber storage building.

To the rear of the property there is a spacious patio area with steps up to a lawn. The gardens are enclosed by fencing. There is also a yard area which measures approximately 25 metres by 13 metres with garage and workshop, this area has great potential as a building plot with the necessary planning consents, this area is accessed by double gates.

**SERVICES**

Mains electric, LPG, mains drainage and water.

**WATER RATES**

TBC

**TNEURE**

Freehold

**LOCAL AUTHORITY**

Council Tax Band: E  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

**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 Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Once reaching the next set of traffic lights, proceed straight over and continue along for approximately 2 miles bearing left signposted Bream. Proceed along this road for approximately two miles until entering the village of Bream, turn right onto Brockhollands Road and proceed along for approximately half a mile where the property can be found on the right hand side via 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)

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

