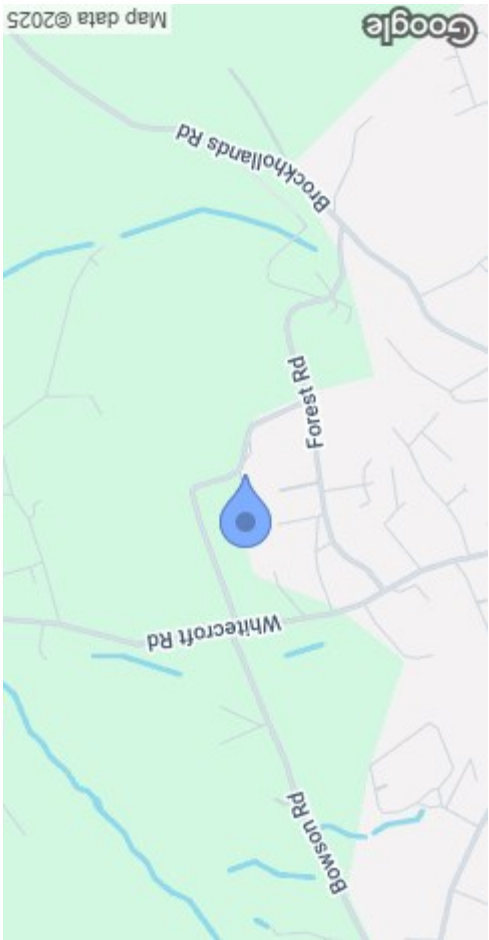


Energy Efficiency Rating	England & Wales	England & Wales
<p>Very good (A)</p> <p>Good (B)</p> <p>Fair (C)</p> <p>Below average (D)</p> <p>Poor (E)</p> <p>Very poor (F)</p> <p>Very poor (G)</p>	<p>Very good (A)</p> <p>Good (B)</p> <p>Fair (C)</p> <p>Below average (D)</p> <p>Poor (E)</p> <p>Very poor (F)</p> <p>Very poor (G)</p>	
<p>Energy Efficiency Rating</p> <p>Environmental Impact (CO₂) Rating</p>	<p>Energy Efficiency Rating</p> <p>Environmental Impact (CO₂) Rating</p>	

Measurements are approximate. Not to scale. Illustrative purposes only
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STEVE GOOCH
ESTATE AGENTS | EST 1985

£375,000

Set in an EXPANSIVE and PICTURESQUE PLOT, this TWO DOUBLE BEDROOM, CHARMING home boasts a DETACHED GARAGE and WORKSHOP, perfectly positioned opposite BREATHTAKING WOODLAND.

Inside, you'll find two generously sized double bedrooms, a recently refurbished bathroom, and a stunning kitchen-diner, ideal for entertaining. The cosy lounge, complete with a log burner, offers the perfect retreat for relaxing evenings.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon 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



Property is access via a partly double glazed upvc door into:

LOUNGE

11'01 x 10'08 (3.38m x 3.25m)

Feature fireplace with inset log burner with oak mantel, radiator, power points, tv point, front and side aspect double glazed upvc windows, step down into:

ENTRANCE HALLWAY

6'06 x 10'06 (1.98m x 3.20m)

Radiator, stairs leading up to first floor landing, front aspect double glazed upvc window, steps down into:

KITCHEN/ DINER

13'01 x 18'07 (3.99m x 5.66m)

Range of wall, drawer and base mounted units, tiled flooring, rolled edge worktops, one and half bowl single drainer stainless steel sink unit with mixer tap above, built in fridge/ freezer, built in dishwasher, Range cooker with cooker hood above, space and plumbing for washing machine, power points, appliance points, side aspect double glazed upvc windows, rear aspect double glazed upvc double doors out to the garden.

From the hallway, stairs leading up to first floor landing.

FIRST FLOOR LANDING

Radiator, front aspect double glazed upvc window, steps down to rear landing with a door into a storage cupboard, door into:

BEDROOM ONE

10'06 x 13'05 (3.20m x 4.09m)

Radiator, power points, rear and side aspect double glazed upvc windows.

BEDROOM TWO

10'02 x 10'10 (3.10m x 3.30m)

Radiator, power points, built in wardrobes, front aspect double glazed upvc window.

BATHROOM

7'09 x 9'10 (2.36m x 3.00m)

Recently refitted suite comprising of; panelled bath, sperate double shower unit with shower off the mains above, all enclosed by tiling, low level w.c, pedestal wash hand basin, heated towel rail, part tiled walls, radiator, rear aspect double glazed upvc window.

OUTSIDE

The property is accessed via electric sliding gates, which open onto a spacious gravel driveway offering off-road parking for multiple vehicles. Adjacent to the driveway, there is a detached garage and a gated entrance leading to the rear garden.

The garden is a true retreat, featuring two lawned areas divided by a pathway that guides you to a generous patio seating area, ideal for outdoor entertaining. A step-up reveals a beautifully landscaped shrubbery area with a central pond, adding a touch of tranquility. This serene setting is further enhanced by a potting shed and a well-equipped workshop.

Framed by breathtaking woodland, the garden enjoys a picturesque backdrop, creating a perfect blend of privacy and natural beauty.

GARAGE

18'07 x 12'02 (5.66m x 3.71m)

Accessed via an up and over door, personal side door, power and lighting.

WORKSHOP

16'07 x 13'03 (5.05m x 4.04m)

Power and lighting.

SERVICES

Mains Gas, Water, Drainage, Electricity.

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

To be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWINGS

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

On entering the village of Bream from Lydney, turn right into the high street and turn right into Whitecroft Road. Proceed to Forest Road and turn right. Take the second turning on the left into Montpellier Road where the property can be found on the left hand side via our for sale board.

PROPERTY SURVEYS

AWAITING VENDOR APPROVAL

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

