



**31 Orchard Rise, Gloucester GL19 3AT**  
**£335,000**



## 31 Orchard Rise, Gloucester GL19 3AT

• Village location • Backing onto orchard and farmland • Views • Close to primary school • Parking • Car port • EPC D • Council tax D



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### Entrance hall

Accessed via a storm porch, cloaks cupboard, doors off.

### Bathroom

White suite comprising bath with direct feed shower over, WC and hand basin with cupboard under. Frosted window to the side aspect.

### Bedroom three

Storage cupboard, window to the front aspect.

### Living room

Open fireplace with stone surround, open plan feel with archways leading to both the study and dining room.

### Study

Large window to front aspect and stairs leading up to first floor.

### Dining room

Tiled flooring, double doors to garden,

rear aspect window overlooking garden and farmland beyond, side aspect window and opening into kitchen.

### Kitchen

Tiled flooring continues, window to side aspect, a range of base and wall mounted units with work tops over. Electric oven, LPG four ring hob, plumbing and space for dishwasher, one and half bowl sink unit, integrated fridge/freezer and central heating boiler.

### First floor landing

Window to the front aspect, doors off.

### Bedroom one

Large room with central chimney breast. Two rear aspect windows with far reaching country views.

### Bedroom two

Window to front aspect.



## Outside

To the front of the property is a garden laid to lawn with shrub borders. There is also a driveway with parking for two vehicles which in turn leads to a covered car port (7.98m x 3.69m) accessed via up and over metal garage door with personal door to the side. Ideal for storage or additional parking.

The rear garden enjoys a raised decked area off the dining room, expanse of lawn, paved and gravel patio areas and far reaching views over the orchard behind and surrounding countryside.

## Location

Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from its own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances and the yearly Tibberton Show. The village also has its own chapel and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

## Material information

Tenure: Freehold

Council tax band: D

Local Authority & rates: Forest of Dean District Council - £2147.01 (2024/2025)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: Oil fired

Hob: LPG

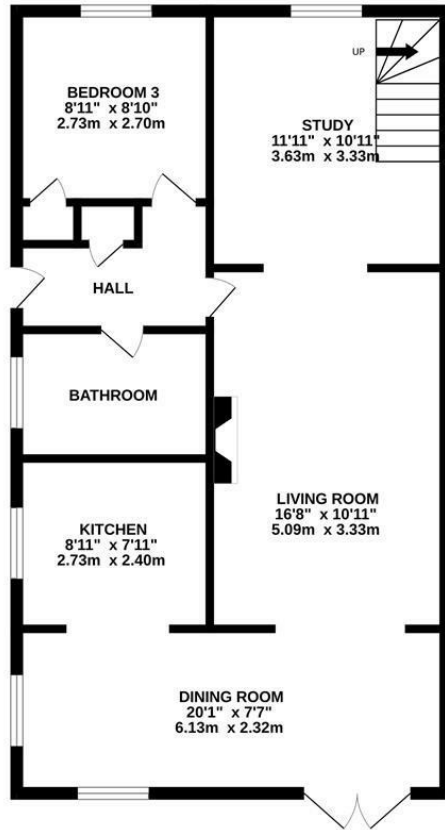
Broadband speed: Basic 18 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2

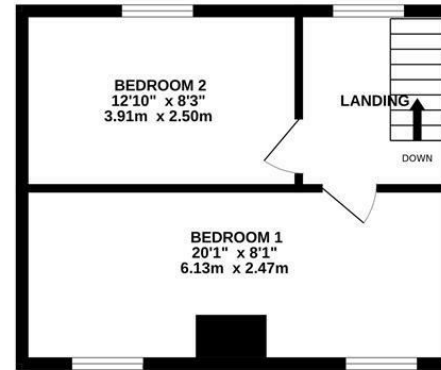




GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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