



Persephones View Sandfields, Bromsberrow Heath HR8 1NX
Guide Price £459,950



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• Four bedroom detached family home • Convenient transport links • Village location • Detached double garage • Three reception rooms plus conservatory • Ensuite to Master bedroom • Council tax band D • EPC C69



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Entrance hall

Doors leading off to the ground floor accommodation, stairs to the first floor and understairs storage cupboard.

Study

Window to the front aspect.

WC

WC, wash basin and frost window to the side aspect.

Kitchen

The kitchen features shaker style cupboards and units with classic panelled doors, wooden worktops and breakfast bar and tiled flooring. The practical layout includes a built-in oven and gas hob with an extractor hood, along with ample cupboard space for storage and one and half bowl sink unit. There is a window to the front aspect.

Utility room

Adjacent to the kitchen, the utility room is a useful space with fitted cabinets, a sink and plumbing for washing machine. There is also a door to the side giving access to garden.

Living room

A cosy yet generous living room is the heart of the home and boasts an open fireplace with wooden mantelpiece as its focal point. There are windows to the side and rear aspect allowing in an abundance of natural light. A glazed door leads into the conservatory, enhancing the flow of the living space.

Conservatory

Brick and UPVC construction with views over rear garden and field behind. There are also doors leading out to the garden.

Dining room

French doors leading out to patio area of garden plus two rear aspect windows.



First floor landing

Access to loft space and doors leading off to bedrooms and family bathroom.

Bedroom one

Large built in wardrobes with ample storage and a window to the rear aspect.

Ensuite shower room

Shower enclosure with direct feed shower, WC and wash basin and frosted window to side aspect.

Bedroom two

Window to the front aspect.

Bedroom three

Window to the front aspect.

Bedroom four

Window to the rear aspect.

Family bathroom

Suite comprising panelled bath with shower over, WC and wash basin with two windows to the side aspect.

Outside

To the front of the home is a gated and gravelled driveway with parking for two/three vehicles plus a detached double garage. Gated side access leads around to the rear garden which is enclosed and primarily laid to lawn, offering a private and low-maintenance outdoor space. A gravelled seating area provides an ideal spot for alfresco dining.

Location

Bromsberrow is a village and civil parish in the Forest of Dean district of Gloucestershire. The village is close to the meeting point between Gloucestershire, Herefordshire, and Worcestershire. The nearest town is Ledbury, about 4 miles north in Herefordshire. With "The Shop at Bromsberrow" located at Bromsberrow Heath Business Park, open daily providing everyday essentials for the locals.

Material information

Tenure: Freehold

Council tax band: D

Local authority and rates : Forest of Dean District Council - £2,260.84 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG central heating

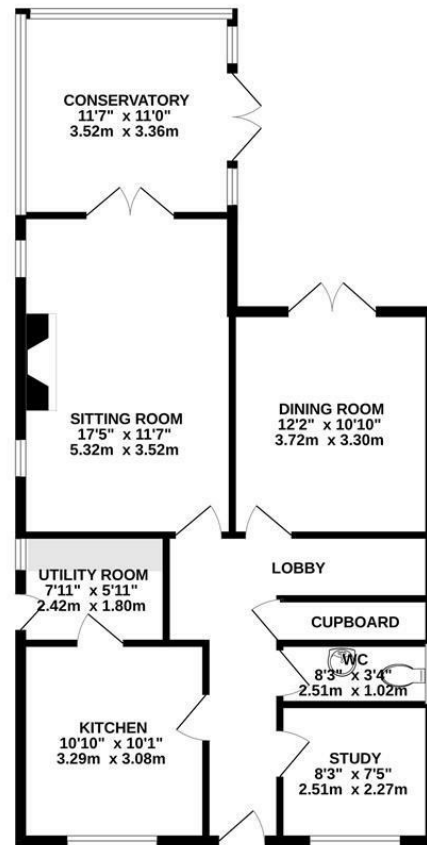
Broadband speed: Basic 13 Mbps, Superfast 48 Mbps,

Mobile phone coverage: EE, Vodafone, Three & O2

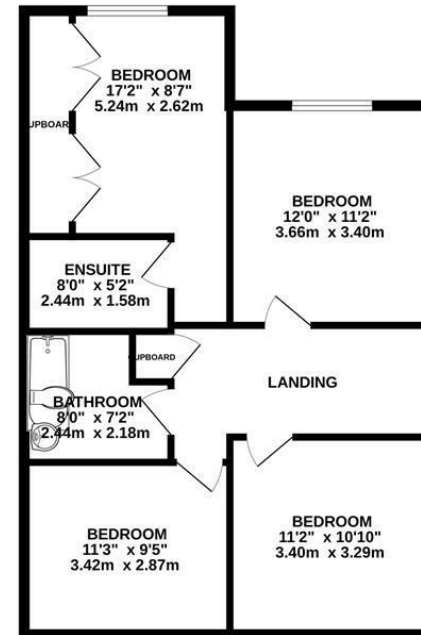




GROUND FLOOR



1ST FLOOR



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