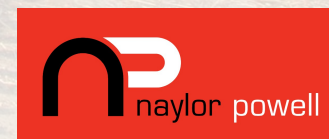




The Nook , Birdwood GL19 3EF
£535,000



The Nook , Birdwood GL19 3EF

- Detached family home in popular rural village
- Bedroom suite with en-suite shower room and dressing room
- Dual aspect living room with French doors to the rear garden
- Gardens and grounds which extend to over an acre
- Gravelled driveway and large garage providing parking for several vehicles
- Character features to include timber beams and quarry tiles
- Forest of Dean District Council, Tax Band D - £2,270.42 (2025/26)
- EPC E47



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Entrance Hall

The welcoming entrance hall offers ample space to welcome guests and store coats and shoes. There are doors leading off to the reception rooms and stairs taking you to the first floor. A window overlooks the front of the home.

Dining Room

The dining room is situated at the front of the home and features a bay window overlooking the front of the home and a window to the side aspect. There is the original quarry tiled floor and a door giving access to the kitchen.

Kitchen

Leading from the dining room, the kitchen is located at the rear of the home with multiple windows giving views over the garden and allowing plenty of natural light to flood the space. There is a good range of base and eye level wooden cabinets with brass handles and laminate worktops. There is a stainless-steel double sink with mixer tap, stainless steel extractor fan, a Range style oven and space for a fridge/freezer.

Utility Room

The utility room offers further space for storage in the base and eye-level cabinets alongside a sink unit with mixer tap. A window overlooks the rear garden and a door leads outside. An internal door takes you to the cloakroom with low level WC and wash hand basin.

Living Room

The living room is situated to the right of the entrance hall and spans the depth of the property. There are dual aspect windows with a bay window overlooking the front of the home and French doors leading to the rear patio area and garden plus an additional window to the side aspect. A wood burner that is set in a Forest of Dean stone surround with a slate hearth creates a lovely focal point to the room.

Landing/Study

An oak staircase with decorative balustrade leads to the spacious landing which offers enough space for a workstation or occasional seating.

Bedroom One

Steps from the landing lead to the master bedroom which features exposed wooden floor boards and a double-height window offering lovely views over the rear garden. Doors take you to the en-suite shower room and dressing room.

En-Suite Shower Room

A white suite comprising shower enclosure and tray, low level WC, pedestal wash hand basin and heated towel rail. There are stripped wooden floorboards and a window to the rear aspect.

Dressing Room

Bedroom Two

Situated at the front of the property, this double room enjoys dual aspect windows to the front and side aspects.

Bedroom Three

This double room boasts views over the gardens from the rear and side aspect windows. There is a wooden hatch giving access to the loft space.

Family Bathrom

The bathroom is fully tiled and has a white suite comprising a standard bath with electric shower over, low level WC and pedestal wash hand basin. There are stripped wooden floor boards, heated towel rail and a Velux roof light to the ceiling.

Outside

The whole plot measures in excess of an acre. The property is accessed off the road via a five bar gate which leads to a large gravelled driveway and parking area for several vehicles. The property boasts a large garage/workshop with double doors plus pedestrian door. There is power, lighting and an inspection pit. Attached to the garage is also a cover car port and beyond here is a further area of lawn with greenhouse and garden shed. There is an additional gated access to the right hand side of the home with small driveway. The front garden is walled and laid to lawn.

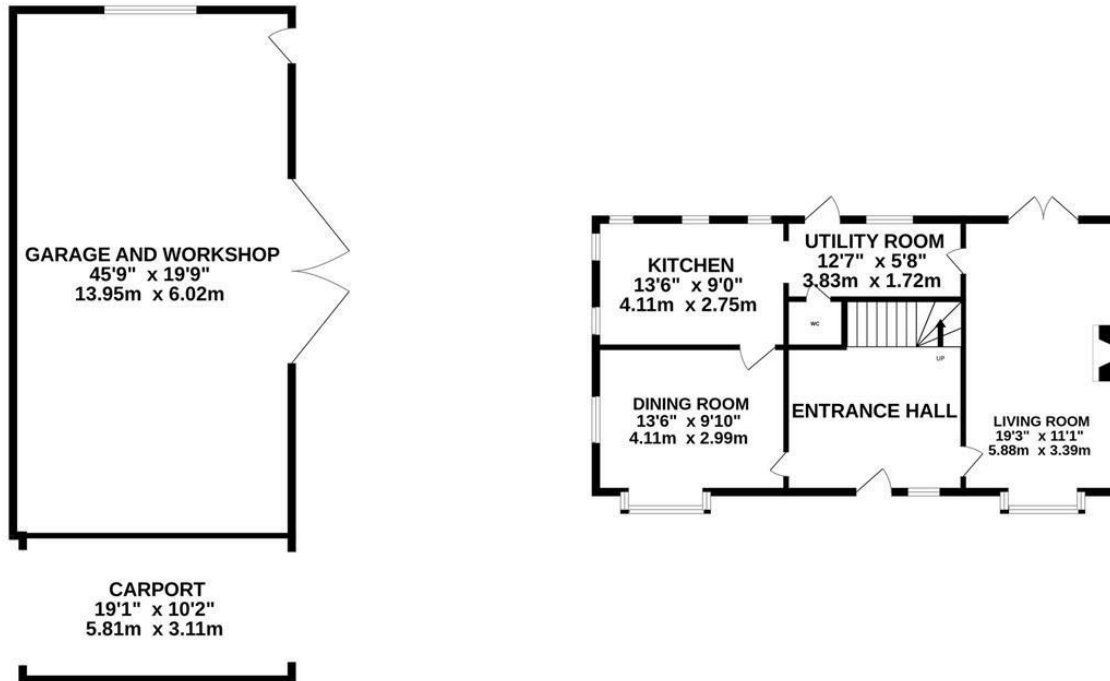
The gardens are a delight with pleasant patio area off the rear of the house ideal for alfresco dining whilst watching the wildlife. The garden is mainly laid to lawn with mature trees throughout. A small foot bridge takes you over the brook and into the wooded area which has an array of well established native trees and serves as a lovely natural boundary and is a fantastic habitat for birds and wildlife. There is fencing defining the boundary within the woodland.

Location

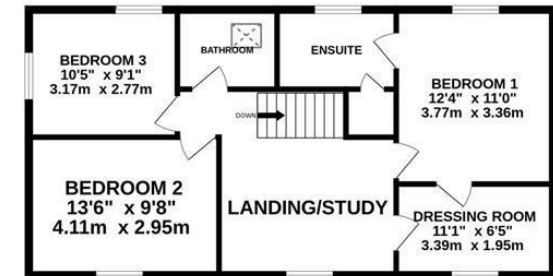
Birdwood is a hamlet on the outskirts of the village of Huntley which offers a Church of England Primary School providing education from 4 to 11 years. You



GROUND FLOOR
1653 sq.ft. (153.6 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 2352 sq.ft. (218.5 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

