







Lady Thorn  
, Tibberton, GL2 8EB

**£635,000**

 4  2  2  B



This beautifully presented FOUR bedroom detached family home offers a perfect blend of modern living and countryside charm. This home boasts two reception rooms to include a separate SNUG/ STUDY, the heart of the home is the open-plan KITCHEN/DINER with UTILITY, featuring bifold doors that seamlessly connect the indoor and outdoors ideal for entertaining.

If you are searching for energy efficiency the property benefits SOLAR PANELS , EV charging point with an EPC rated B.

This family home is set in a rural location, offering views of the surrounding countryside.

Tibberton is located 5 miles from Gloucester and 5 miles from Newent, The local primary school is Tibberton Community Primary, the village also has a Church and Village Hall.

Entrance Hall

WC

Lounge  
18'3 x 11'10 (5.56m x 3.61m)

Kitchen/Dining Family Room  
26'4 x 17'10 (8.03m x 5.44m)

Utility Room

Snug/Study  
11'6 x 9'6 (3.51m x 2.90m)







Bedroom 1  
15'3 x 11'6 (4.65m x 3.51m)

Ensuite

Bedroom 2  
12'2 x 11'11 (3.71m x 3.63m)

Bedroom 3  
11'10 x 7'9 (3.61m x 2.36m)

Bedroom 4  
11'6 x 11'2 (3.51m x 3.40m)

Bathroom

### OUTSIDE

Driveway providing ample off road parking with gated side access to the rear garden a pleasant outlook of the surrounding countryside can be enjoyed.

The landscaped SOUTH facing garden is mainly laid to lawn, a large patio area with a decking and garden shed to the rear, in addition a useful storage shed can be found to the side of the property.

### Services

Mains Drainage, Oil and Solar (owned) benefitting a feed in tariff EV charging point.  
Forest of Dean District Council tax band F

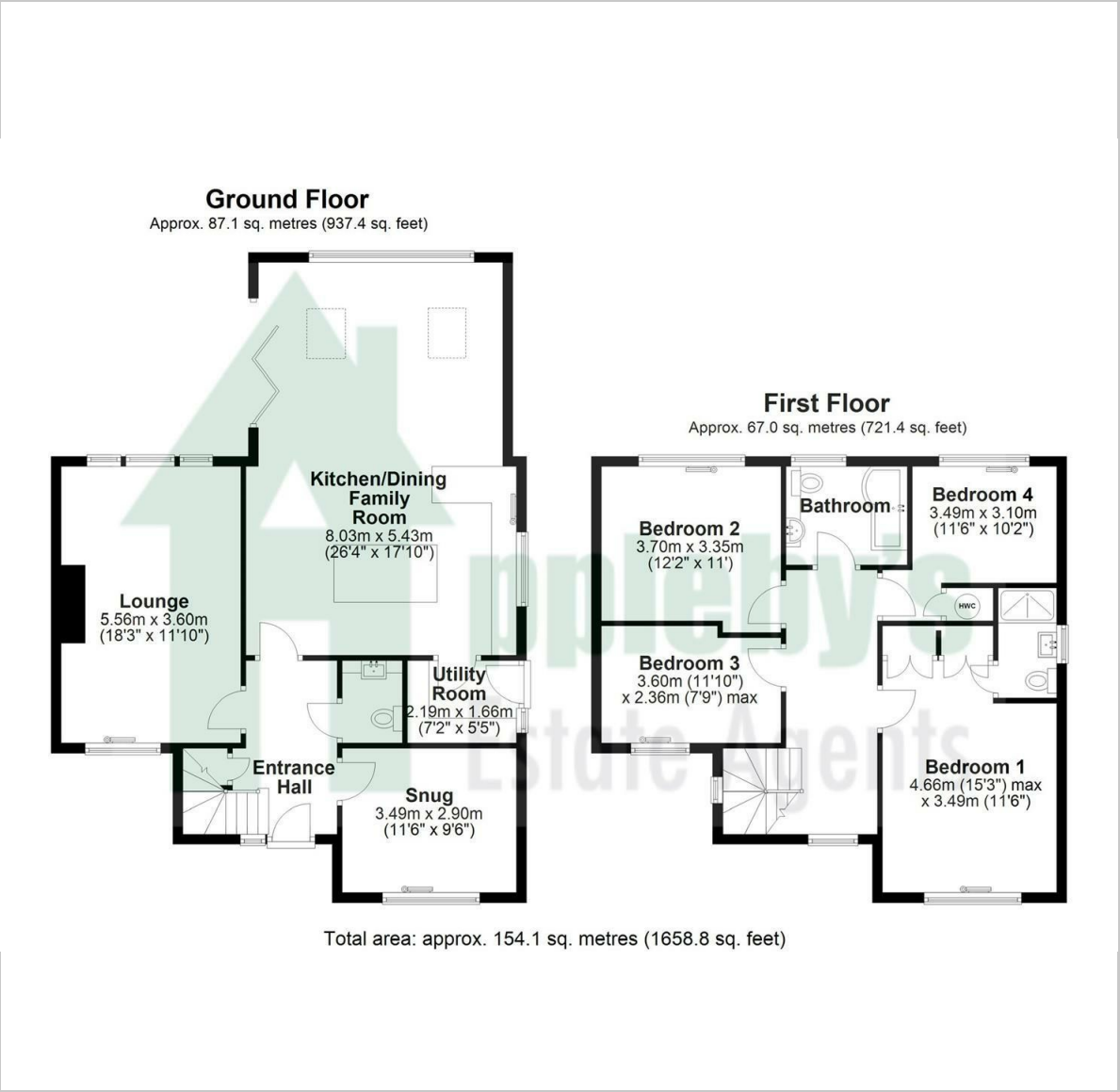
### Tenure

Freehold





Floor Plan

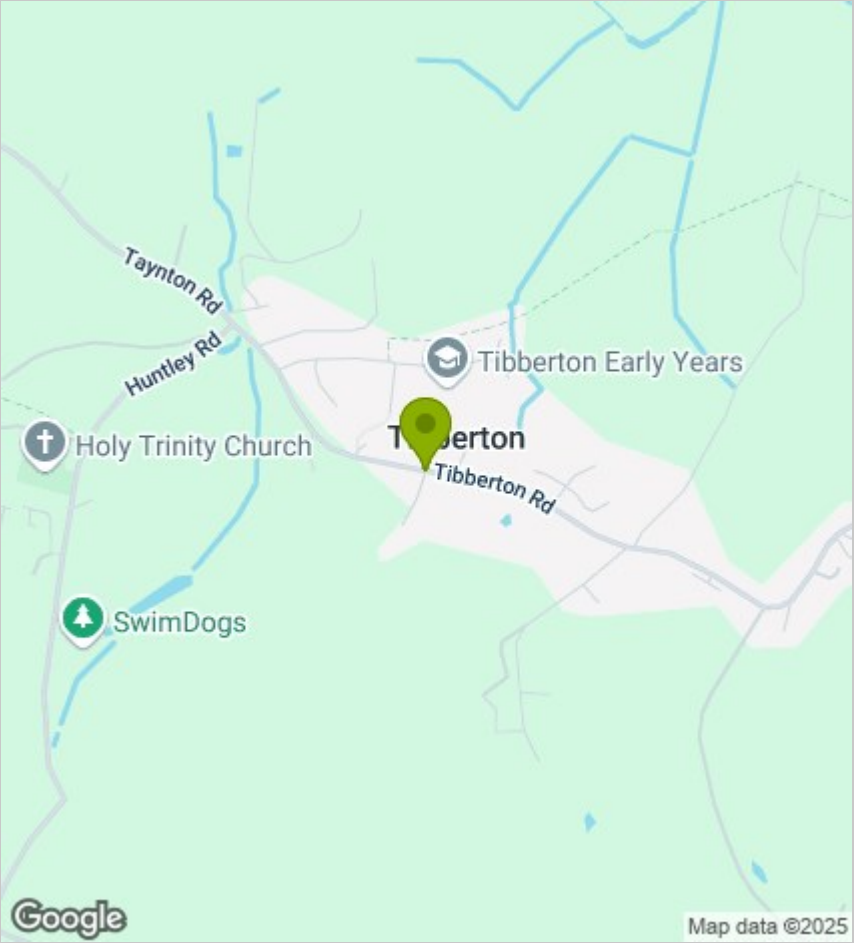


Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

