



## DIRECTIONS

From our Chepstow office proceed along the A48 towards Gloucester. Once in Blakeney take the second turning on the left into Cinderford Road, continue for approximately 1/2 a mile where you will come to the green on your left. Take a left-hand turn at Loiterpin leading to a small lane and then first right-hand turn onto the forest track, continue bearing right, in front of the bungalow bear left up a small hill where you will reach Orchards. What three words corrosive.into.hands

## SERVICES

Mains water. Oil fired central heating. Private drainage.  
Council Tax Band D.

## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



# ORCHARDS BRAINS GREEN, BLAKENEY, GLOUCESTERSHIRE, GL15 4AJ

6 4 3 C

£1,750,000

Sales: 01291 629292  
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**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor. Moon & Co, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of facts.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Orchards is an immaculate detached property, with the perfect blend of modern design and a peaceful setting. Nestled amidst green spaces, the location exudes a sense of tranquillity with stunning views over the surrounding Gloucestershire countryside.

This beautiful family home offers two spacious reception rooms, the first reception room features large windows, providing views of the beautiful garden and a cosy fireplace, making it an ideal spot for relaxation. The second reception room seamlessly connects to the garden, offering an indoor-outdoor living experience with ample space for entertaining guests or enjoying quality time with family. The open-plan layout creates a seamless flow throughout, allowing natural light to flood the interiors, creating a bright and welcoming atmosphere. The kitchen is equipped with modern appliances, quartz countertops, an island which is perfect for meal preparation and informal dining. With six well-appointed double bedrooms, including a stunning master suite, this property offers ample space for families. The master bedroom features an en-suite bathroom, a walk-in closet, and large windows for an abundance of natural light.

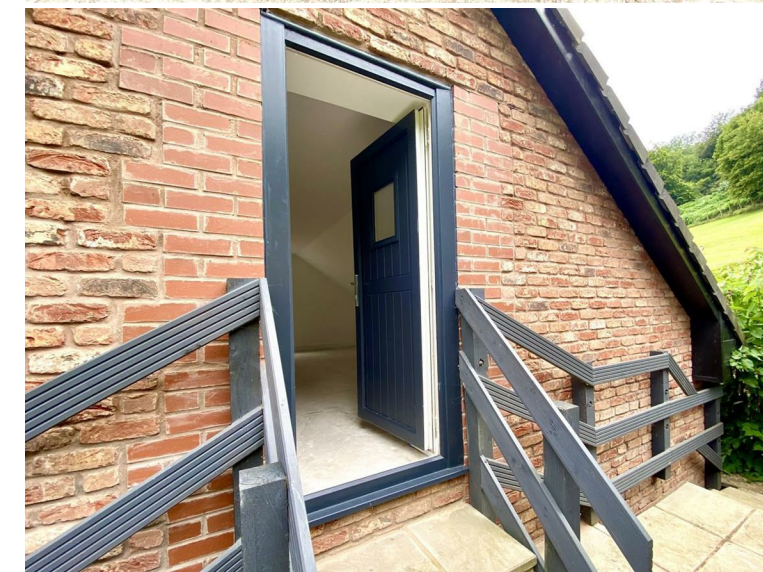
Set on a sizeable 2.5-acre plot, this home provides ample outdoor space. The separate double garage offers additional convenience with a room above which could be turned into a home office or gym. Being situated in Blakeney a range of local facilities are close at hand in the village itself to include shops and pubs, with good commuting links to Bristol, Gloucester and Cheltenham. Living in the Forest of Dean provides the added benefit of superb outdoor activities with fantastic cycling tracks, an array of nature reserves and designated wildlife areas on offer for any wildlife enthusiast and the picturesque Wye Valley on its border with canoeing and kayaking commonplace along the river itself, forming part of an Area of Outstanding Beauty and drawing in visitors all year round.

#### GARAGE

The detached double garage has power and lighting with up and over garage doors. The room above the garage has the potential to be turned into a home office or gym.

#### OUTBUILDINGS

The outbuildings provide useful extra storage and have power and lighting.



## OUTSIDE

The property is approached via a forest track leading to the gated entrance with parking for several vehicles.

## GARDENS

The perfectly placed property at the brow of a hill maximises the incredible panoramic view that extends for miles across the Gloucestershire countryside. Set in approximately two and a half acres the peaceful and private land, is bordered by forest to the rear. The lawn wraps around the house with raised flower beds and patio areas creating spaces for entertaining or sit quietly enjoying the tranquillity.

## GROUND FLOOR

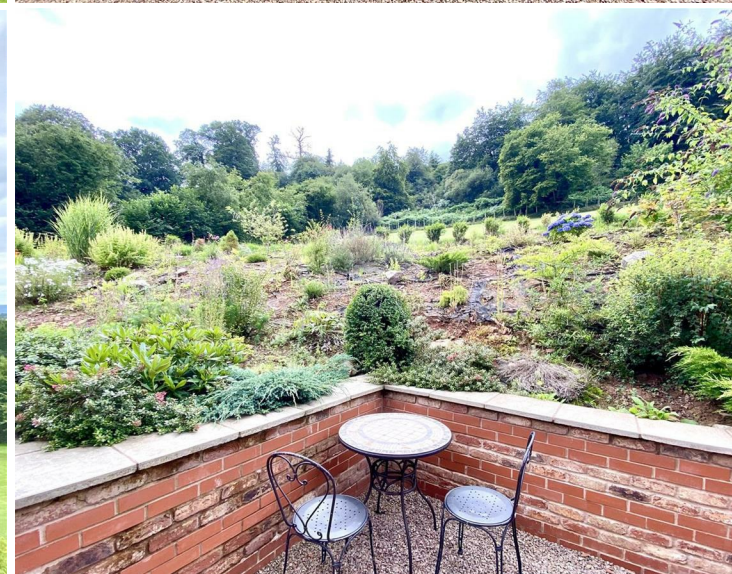
### ENTRANCE HALL

A uPVC door and full height windows lead into the bright and spacious entrance hall. Beautiful galleried oak staircase. Storage cupboard.

### SITTING ROOM

31'11" x 23'3"

A bright and airy reception room with bi-fold doors to front elevation and full-length picture window to side with two further windows to the rear elevation. Wood burner inset into an impressive marble fire surround.



## KITCHEN/DINING ROOM

23'9" x 36'5"

A superb kitchen and dining space with porcelain flooring with a range of base and eye level storage units with quartz worktops over. Large island with breakfast bar and seating for around 5 people. Inset double stainless steel basins with chrome mixer tap. Fitted appliances include five ring hob with glass and stainless steel extractor over, six ring Range cooker, dishwasher and fridge. Three Velux roof lights. Windows to the side and rear. Bi-fold windows leading out to the front.

## GARDEN ROOM

25'2" x 16'0"

A spacious room with full height vaulted ceiling and windows to the side elevation with bi-fold doors to front and to the rear.

## UTILITY ROOM

10'6" x 8'7"

Single stainless steel sink and drainer unit. Space for washing machine, tumble dryer and American style fridge freezer. uPVC door.

## GROUND FLOOR SHOWER ROOM

Comprising a three-piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap and walk-in shower cubicle with rainfall head and hand held shower attachment. Marble tiled walls and flooring. Window to rear.

## BEDROOM 4

13'5" X 11'8"

Window to rear elevation. Benefitting from Jack & Jill bathroom.

## BEDROOM 5

13'1" x 12'2"

Window to front elevation. Benefitting from Jack & Jill bathroom.

## BEDROOM 6

13'5" X 10'5"

With window to rear elevation.

## JACK AND JILL SHOWER ROOM

Comprising a three-piece suite to include low level WC, wash hand basin and shower cubicle with rain fall shower head and chrome hand-held shower attachment. Heated towel rail. Fully tiled walls and flooring.



### BEDROOM 2

13'5" X 11'10"

With window to rear elevation.

### FAMILY BATHROOM

Comprising a four-piece suite to include pedestal wash hand basin, low level WC, free-standing bath with chrome tap and hand held shower attachment and shower unit. Two heated towel rails. Window to rear elevation.

### BEDROOM 3

13'1" x 12'2"

With window to front elevation.

### FIRST FLOOR STAIRS AND LANDING

Beautiful galleried landing with vaulted ceiling and amazing views over the surrounding countryside. Loft access point and storage cupboard. Wooden flooring. Oak doors to all of the bedrooms.

### PRINCIPAL BEDROOM

21'5" x 21'0"

A spacious double bedroom with full height windows to the side and two windows to the front elevations making the most of the amazing forest and countryside views. Walk-in wardrobe. Access to: -

### EN-SUITE

Appointed with a four-piece suite to include low level WC, pedestal wash hand, bath with chrome mixer taps and double step-in shower unit with chrome rain fall shower head and chrome hand-held shower attachment. Heated towel rail. Tiled walls and flooring. Window to rear elevation.

