



DIRECTIONS

What Three Words - functions.consented.cold

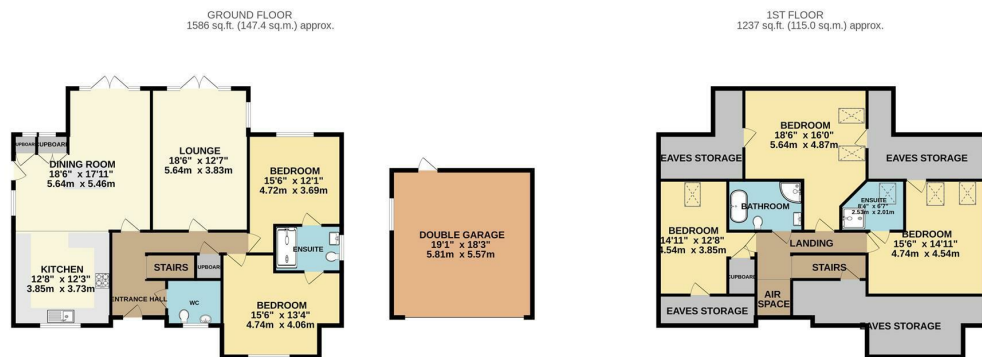
SERVICES

Mains electricity, water and drainage. LPG gas central heating. The ground floor benefits from zoned underfloor heating. Council Tax Band F

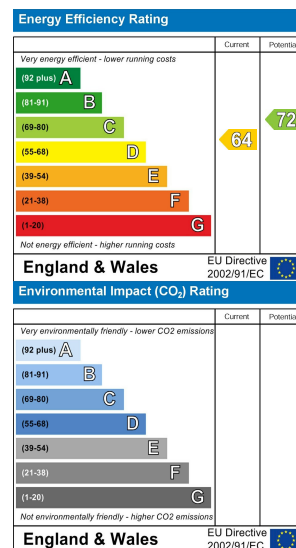
MAINTENANCE AND SERVICE CHARGE

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 2824 sq.ft. (262.3 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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THE GABLES ST. ANNES WAY, ST. BRIAVELS, LYDNEY, GLOUCESTERSHIRE, GL15 6UE

5 3 2 D

GUIDE PRICE £685,000

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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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 not 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 regulations or consent.

Situated in the popular village of St Briavels, this property comprises an individually designed detached residence, having been constructed in recent years and affording fantastic substantial and versatile accommodation to suit a variety of markets and to include the opportunity for multi-generational living. The well-planned layout offers; reception hall, WC/cloakroom, stunning open plan kitchen/dining/family room, separate lounge, two ground floor double bedrooms and a Jack & Jill bathroom to the ground floor, with three double bedrooms including principal with en-suite and a family bathroom to the first floor. Further benefits include a detached double garage, extensive private driveway and wrap-around gardens.

St Briavels, nestled in the Forest of Dean, Gloucestershire, is a picturesque village rich in history and natural beauty. Key attractions include the 12th-century St Briavels Castle, now a youth hostel, and the Norman St Mary the Virgin Church. The surrounding Wye Valley Area of Outstanding Natural Beauty offers numerous trails for hiking, as well as opportunities for canoeing and climbing. The village features local amenities such as The George Inn, a historic pub, and a village shop and post office.

OUTSIDE

GARAGE

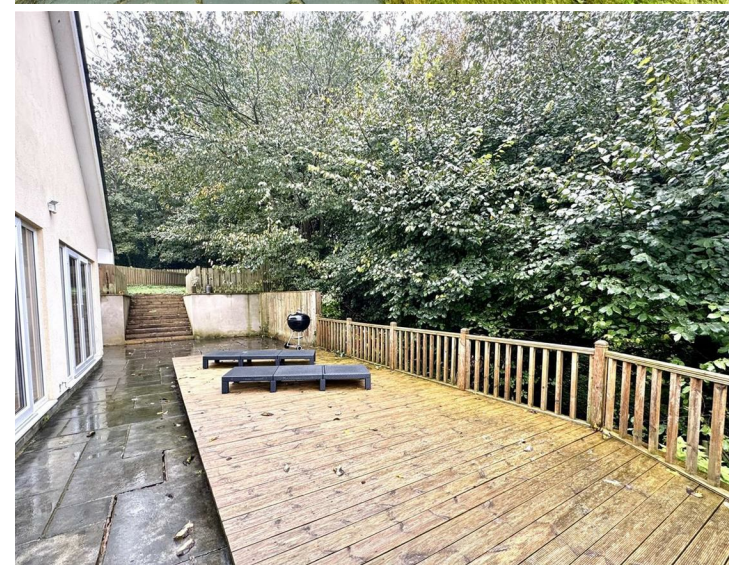
A double detached garage with up and over door, power and lighting. Side window and pedestrian door to rear.

GARDENS AND GROUNDS

To the front the property is approach by a private driveway leading to the garage and parking for several vehicles. The garden area is laid to lawn. Side access to both sides of the property. To the rear is a large and private garden with patio and decking area and fence to boundary. Steps leads up to an upper garden area which is mainly laid to lawn with fenced boundaries, with views through to the Wye Valley.

SERVICES

Mains electricity, water and drainage. LPG gas central heating. The ground floor benefits from zoned underfloor heating.



BEDROOM 2**4.42m x 3.59m (14'6" x 11'9")**

A double bedroom with Velux roof light. Storage cupboard with shelving.

BEDROOM 5**4.55m x 2.51m (14'11" x 8'2")**

A double bedroom with two Velux roof lights. Eaves storage space.

FAMILY BATHROOM

Appointed with a four-piece contemporary suite comprising shower cubicle with Mira Platinum shower over and aqua panel walling, low-level WC, freestanding bath and wash hand basin inset to vanity unit. Heated towel rail. Velux roof light. Engineered oak flooring.

GROUND FLOOR**ENTRANCE HALL**

Composite door to front elevation. Stairs to first floor. Understairs storage cupboard. Engineered oak flooring. Doors to all ground floor rooms.

CLOAKROOM/WC

Appointed with a two-piece suite to include low-level WC and wash hand basin inset to vanity unit. Storage cupboards. Heated towel rail. Frosted window to front elevation. Engineered oak flooring.

LOUNGE**5.67m x 3.82m (18'7" x 12'6")**

A lovely bright reception room with French doors to rear elevation and window to side. Engineered oak flooring.

KITCHEN/DINING/FAMILY ROOM**9.68m x 5.27m (31'9" x 17'3")**

A fantastic open plan room, with kitchen area appointed with a range of modern base and eye level storage units with quartz worktops over. Island with breakfast bar and cupboards beneath. Larder cupboard with revolving shelving. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap and hot water tap. Fitted appliances include induction hob with extractor over, eye level double electric ovens, microwave, coffee machine, dishwasher, washing machine and tumble dryer. The kitchen area has a window to the front elevation and a door and window to the side. The dining/family area has French doors to the rear elevation. Engineered oak flooring.



BEDROOM 3
4.75m x 3.93m (15'7" x 12'10")

A double bedroom with window to the rear elevation. Engineered oak flooring. Door to :-

JACK & JILL SHOWER ROOM

Appointed with a three-piece suite to include walk-in shower cubicle with Mira Platinum shower over and aqua panel walling, low-level WC and wash hand basin. Heated towel rail. Frosted window to side elevation. Engineered oak flooring.

BEDROOM 4
3.67m x 3.40m (12'0" x 11'1")

A double bedroom with window to front elevation. Door to Jack & Jill shower room. Engineered oak flooring.



FIRST FLOOR STAIRS AND LANDING

Loft access point. Storage cupboard. Doors to all first floor rooms.

PRINCIPAL BEDROOM
4.73m x 4.54m (15'6" x 14'10")

A spacious principal bedroom with two Velux roof lights. Eaves storage space. Door to :-

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include low-level WC, wash hand basin and double shower cubicle with Mira Platinum shower over and aqua panel walling. Velux roof light. Heated towel rail. Engineered oak flooring.

