38 Orchard Rise, Tibberton GL19 3AT

£335,000

naylor powell

38 Orchard Rise, Tibberton GL19 3AT

• Four bedroom family home • Extended accommodation • Ensuite to Master bedroom • Enclosed gardens • Close to primary school • Off road parking • EPC D59 • Council tax C - £2097.71 (2026/2027) - Freehold

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Entrance hall
Accessed via UPVC front door, there is a handy cloak cupboard, the stairs to the first floor and doors leading off.

WC
WC, hand basin and frosted window to the front aspect.

Utility room
Base and wall mounted cupboards, work surface space with stainless steel sink unit, plumbing for washing machine, rear aspect window and door to rear garden.

Living room
Light and spacious room with two large windows to the front aspect. Feature fireplace with woodburning stove and alcoves to either side.

Kitchen/diner
Well appointed with a range of base and wall mounted units, solid wooden worktops, stainless steel sink unit, 2 ovens with electric hob above and extractor hood over. There is a handy walk in pantry, window to the rear overlooking the garden and archway opening into;

Sun room
Versatile space currently utilised as dining area with solid roof, windows to rear and side and double doors out to the garden.

First floor landing
Access to loft space airing cupboard and doors off.

Bedroom one
Generously sized with two windows to the front aspect overlooking the village green area. Door into;

Ensuite shower room
Shower enclosure with electric shower, WC and hand basin.

Bedroom two
Window to the rear aspect.

Bedroom three
Window to rear aspect.

Bedroom four
Currently study, window to rear aspect.

Family bathroom
White suite comprising bath, WC and hand basin plus separate shower enclosure. Obscure window to the front aspect.

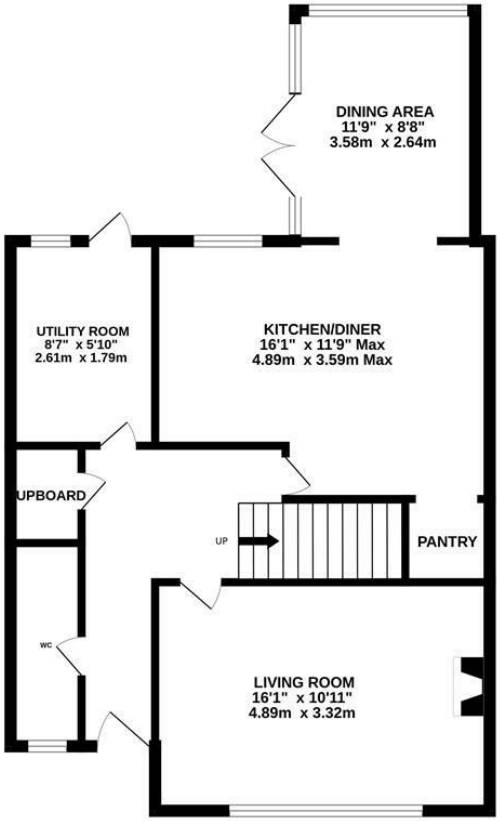
Outside
Picket fence and gated front garden which is mostly laid to lawn with block paved path to the front door. The property fronts on to a village green area.

At the rear of the property is a driveway with parking for two vehicles and gated access into the rear garden which boasts attractive patio area ideal for al fresco dining, expanse of lawn and mature boarders all enclosed by picket fence. There is power to the rear garden and water supplies to front and rear.

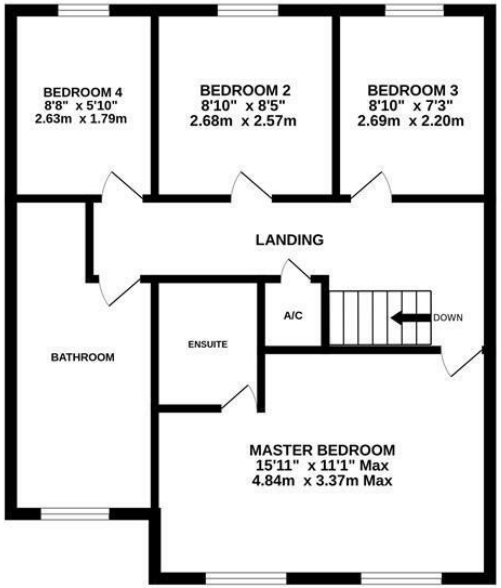
Location
Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from it own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances and the yearly Tibberton Show. The village also has its own chapel and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

Material information
Tenure: Freehold
Council tax band: C
Local Authority & rates: Forest of Dean District Council - £1998.36 (2025/2026)
Electricity supply: mains
Water supply: mains
Sewerage: mains
Heating: Oil
Broadband speed: Basic 18 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodaphone, O2

GROUND FLOOR



1ST FLOOR



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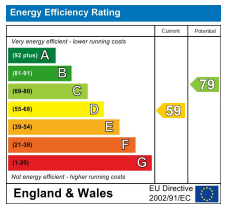
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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