

2 Clairmont Villas Parkend Road
Bream, Lydney GL15 6JU

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£425,000

A SUBSTANTIAL, EXTENDED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME, occupying a generous plot within this sought-after village location, offering VERSATILE ACCOMMODATION, a LARGE LANDSCAPED REAR GARDEN, GARAGE AND OUTBUILDINGS, together with a LOVELY OUTLOOK OVER THE FOREST BEYOND.

The property provides well-proportioned accommodation including a welcoming front room with LOG-BURNING STOVE AND OAK MANTEL, separate lounge, excellent-sized kitchen/diner, useful L-shape conservatory, utility room and shower room to the ground floor, with four double bedrooms and family bathroom upstairs. There is also FURTHER POTENTIAL WITH THE LOFT SPACE, subject to the necessary permissions and consents, which could provide additional accommodation if required.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon and Church.

The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities




CARPET

FRONT ROOM
15'05" x 9'11" (4.70m x 3.02m)
A welcoming reception room featuring wood-effect flooring, radiator, power points, television point and an inset log-burning stove with attractive Oak mantel and stone surround. Front-aspect double-glazed frosted window and archway leading towards the staircase.

LOUNGE
12'11" x 12'02" (3.94m x 3.71m)
A well-proportioned second reception room with wood-effect flooring, radiator, power points and useful understairs storage cupboard. Park-style glazed wooden door leading into the kitchen/diner.

KITCHEN/DINER
23'01" x 9'08" (7.04m x 2.95m)
A particularly spacious kitchen and dining area fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops. There is a one-and-a-half-bowl single-drainer sink with mixer tap, space for a range cooker, plumbing and space for a dishwasher and space for an American-style fridge/freezer. Tiled walls, appliance points, power points and wall-mounted Worcester combi boiler. The dining area provides ample space for a large table and chairs, with front and rear-aspect double-glazed windows.

CONSERVATORY
20'02" x 16'10" (6.15m x 5.13m)
A generous L-shaped conservatory with wooden flooring, radiator, power points, roof skylights, spotlights and double-glazed windows overlooking the side and rear. Double doors open directly onto the garden.

UTILITY ROOM
9'11" x 7'10" (3.02m x 2.39m)
Fitted with rolled-edge worktops, one-and-a-half-bowl single-drainer ceramic sink, space and plumbing for washing machine, tumble dryer and freezer, radiator and power points. Side-aspect double-glazed window.







SHOWER ROOM
8'11" x 8'04" (2.72m x 2.54m)
Comprising a large walk-in shower with electric shower, vanity wash hand basin with storage drawers and WC. Tiled flooring with underfloor heating, part-tiled walls, radiator and side/rear-aspect double-glazed frosted window.

LANDING
With power points and access to a useful loft space offering SCOPE FOR POTENTIAL CONVERSION, subject to the necessary permissions and consents.

BEDROOM ONE
14'10" x 9'06" (4.52m x 2.90m)
A good-sized principal bedroom with radiator, power points, front aspect and double-glazed window, together with a light well.

BEDROOM TWO
15'06" x 9'11" (4.72m x 3.02m)
Another excellent-sized double bedroom with radiator, power points and two front-aspect double-glazed windows.

BEDROOM THREE
10'00" x 9'07" (3.05m x 2.92m)
With radiator, power points and rear-aspect double-glazed window.

BEDROOM FOUR
10'01" x 8'00" (3.07m x 2.44m)
With radiator, power points and rear-aspect double-glazed window.

FAMILY BATHROOM
7'06" x 7'09" (2.29m x 2.36m)
Fitted with panel bath with shower unit, vanity wash hand basin and WC, together with radiator and double-glazed frosted window.

OUTSIDE

FRONT
The property is approached via gated access leading into the front garden.

REAR GARDEN
The rear garden is a particular feature of the property, having been landscaped to provide a central lawn, paved patio seating area, established shrubs, trees and bushes, garden pond and a variety of mature planting. A gated pathway provides access to a forestry track to the rear, while the garden enjoys a lovely outlook over the forest beyond.








LOST SOCKS
SEEKING SOLE MATES







GARAGE
16'03" x 9'04" (4.95m x 2.84m)
With power and lighting, up-and-over door and personal door providing access into the garden.

OUTBUILDINGS
The property further benefits from a shed measuring approximately 7'11" x 6'08", a log store measuring approximately 8'02" x 6'09", an additional brick-built shed and a BAR/SUMMER HOUSE measuring approximately 9'06" x 9'10", benefiting from power and lighting.

SERVICES
Mains - Water, Electricity, Drainage and Gas heating.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - Rates to be confirmed.

LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Coleford Town Centre proceed to the traffic lights and turn right signposted Chepstow/Lydney. Continue up the hill, passing the petrol station on the left hand side, proceed over the next set of traffic lights and continue along passing through the village of Sling. Take the turning left signposted Bream. On entering the village of Bream take the left hand turning into New Road and continue along until the junction. At the junction turn left into High Street and continue through the village and into Parkend Road, continue down the road, the property can be found on the left hand side via our for sale board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)








Bream
Google
Map data ©2026 Google





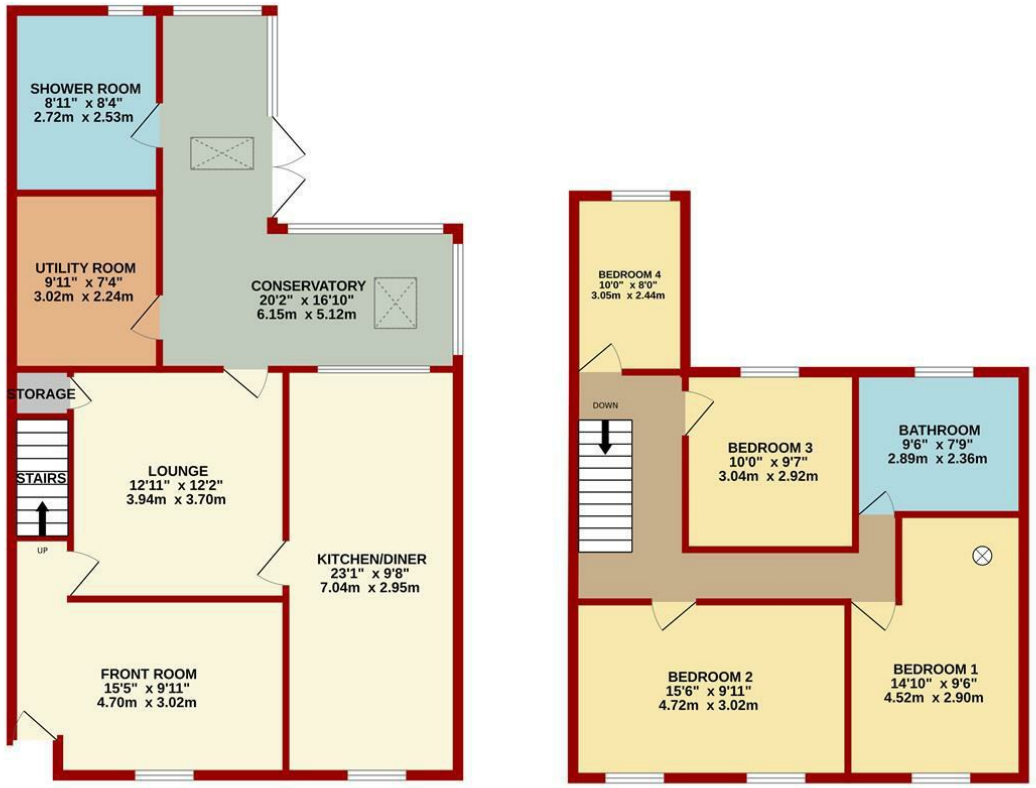






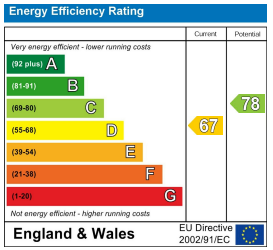
GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.

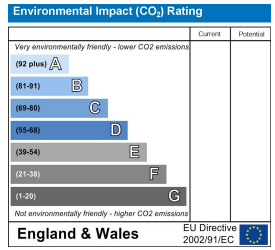
1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.


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