



Rose Cottage

£435,000

- LARGE 4 BEDROOM HOUSE
- CONSERVATORY
- OFF ROAD PARKING
- GENEROUS SOUTH FACING GARDENS
- VERSATILE LIVING/POTENTIAL ANNEXE OR AIR B&B
- UTILITY
- EPC Rating: F
- Council Tax: C



4 3 2



About the property

We are delighted to present this exceptionally spacious and highly versatile country cottage, ideally located in the popular village of Bream! This beautifully refurbished 4 bedroom home has been finished to a high standard throughout, seamlessly blending character and charm with modern comforts, making it the perfect choice for families seeking country life with space and flexibility! The current owners have undertaken extensive improvements including a stylish refitted kitchen and impressive master en-suite! The property further benefits from 3 bathrooms, attractive south facing gardens and off road parking. A particularly notable feature is the versatile layout of the living space, enhanced by two staircases allowing flexible accommodation to suit a variety of family needs - or a potential holiday let/B&B! Bream is one of the largest villages in The Forest of Dean District, surrounded by acres of beautiful ancient woodland and offers an abundance of local amenities and outdoor activities, including local shops, Primary School, Library, Doctors Surgery, Public houses, Take aways, Saint James Church, situated between the nearby towns of Coleford and Lydney.





Accommodation

Entrance Hall

Warmly inviting you into the home, this practical space features storage and hanging space for coats and shoes. Tiled flooring. doors leading to kitchen and inner hall

Kitchen

12' 6" x 12' 2" (3.81m x 3.71m)

Polished to a high standard, the newly fitted kitchen features a range of base and wall units with feature under cupboard sensory lighting, belfast sink with mixer tap, tiled splashback, integrated dishwasher and fridge/freezer. Induction electric cooker, integrated hob with extractor hood over, Central island with feature lighting over. Tiled flooring. Radiator. UPVC doors lead into conservatory. door through to Living room/dining room or additional living area/potential annexe

Living Room/Dining Room

15' 5" x 15' 2" (4.70m x 4.62m)

This area offers a spacious open plan living/dining area, offering excellent versatility. Features wood beamed ceiling and pine flooring throughout. feature fireplace with attractive surround. French doors lead to side garden. 3 x UPVC windows. Stairs leading to bedroom with en-suite

Inner Hall

Storage cupboard. Radiator. Doors leading to lounge and downstairs shower room/utility. Stairs to first floor

Lounge

17' 7" x 15' 1" (5.36m x 4.60m)

Refurbished to a high standard. Spacious. featuring multi fuel burner. Under stairs storage cupboard. UPVC window to front aspect. 2 x fitted radiators. TV Point. USB points

Shower Room/Utility

Attractive suite comprising W.C, hand wash basin, Shower. High gloss tiled flooring. space for washing machine and tumble dryer. Feature spot lights. Worcester combi boiler

Bedroom 1

17' 7" x 12' 3" (5.36m x 3.73m)

Large double bedroom with UPVC window to front aspect overlooking garden. Radiator. Feature spot lighting. TV point. Door through to master en-suite

En-Suite

Beautifully updated to a high standard featuring attractive free standing bath, corner shower unit, W.C, sink with vanity unit with touch light vanity mirror over. Wall-hung storage. Independently heated towel rail. UPVC window. Tiled flooring and walls

Bedroom 2

15' 5" x 11' 6" (4.70m x 3.51m)

Accessed via stairs from living/dining area. Exposed floor boards. Radiator. UPVC windows. Door to en-suite bathroom.

En-Suite

Comprising of fitted bath with shower attachment, W.C and sink. Vinyl flooring. Spotlights

Bedroom 3

18' 7" x 8' (5.66m x 2.44m)

Carpet flooring. UPVC window. Skylight. Radiator. Built in storage with hanging rail.

Bedroom 4

13' 6" x 10' 3" (4.11m x 3.12m)

Carpet flooring. Feature starlight ceiling. UPVC window to front aspect. Loft access. Radiator.

Floorplan



Total floor area 183.3 m² (1,973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.