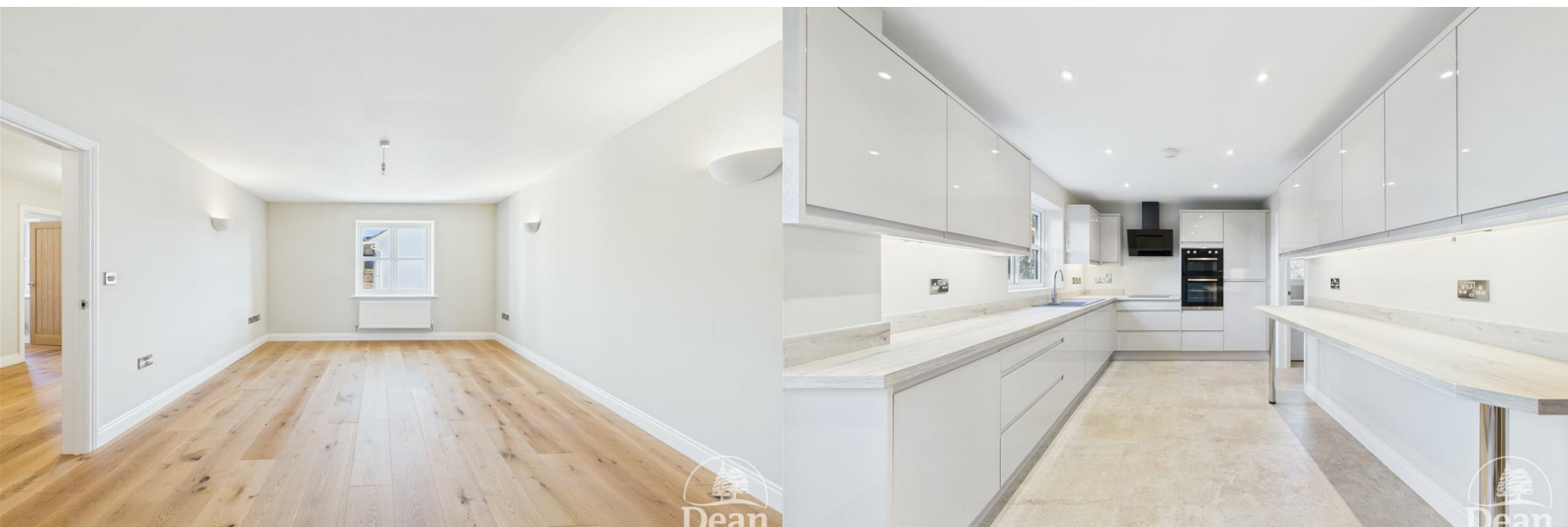




1 The Old Sawmills The Tufts

Bream, Lydney, GL15 6HL

£599,950



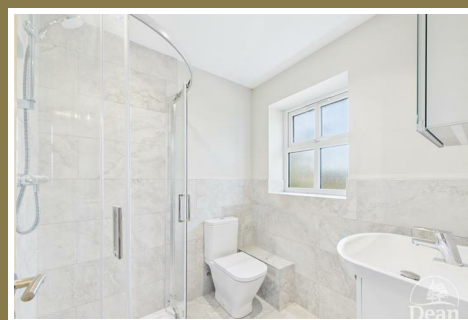
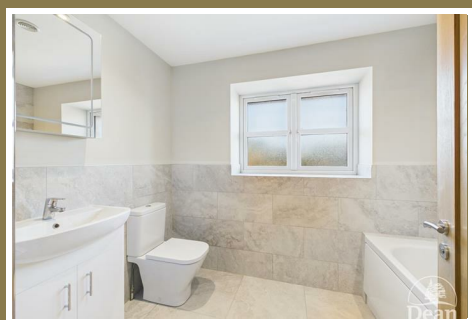
*** VIRTUAL TOUR AVAILABLE *** Nestled in The Tufts, Bream, this stunning detached new-build home perfectly combines modern family living with peaceful countryside surroundings.

Designed with space and style in mind, the property offers four generous bedrooms — three of which enjoy their own en-suite bathrooms — providing comfort and privacy for the whole family.

At the heart of the home are three beautifully appointed reception rooms, ideal for both relaxation and entertaining. These include a spacious lounge, a formal dining room, and a versatile study that could also serve as a fifth bedroom. A contemporary kitchen and a separate utility room add both practicality and convenience to everyday living.

Outside, the property continues to impress with ample off-road parking, a double garage, and far-reaching countryside views. The wrap-around lawned garden features a front patio area and a pathway leading to the rear — perfect for enjoying the peaceful rural setting.

Whether you're searching for a family home or a tranquil retreat, this superb new-build in The Tufts offers the ideal blend of modern comfort and countryside charm. Early viewing is highly recommended to appreciate all that this exceptional property has to offer.



Approach via UPVC double glazed front door into:

Entrance Hallway:

8'5" x 16'8" (2.59m x 5.09m)

UPVC double glazed window, double panelled radiator, power and lighting, door to the cloakroom.

Cloakroom:

3'0" x 9'3" (0.93m x 2.82m)

W.C, vanity sink unit, heated towel rail, UPVC double glazed window, extractor fan, tiled flooring, lighting.

Lounge:

12'10" x 16'7" (3.92m x 5.08m)

UPVC double glazed window, double panelled radiator, TV point, wall lights, door to the snug, power and lighting.

Study/ Bedroom Five:

7'11" x 10'4" (2.43m x 3.16m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Kitchen:

17'10" x 9'2" (5.46m x 2.81m)

Brand new kitchen with a range of base, wall and drawer units, a range of integrated appliances including a dishwasher, fridge/ freezer, one and a half bowl composite sink drainer unit, four ring electric hob, extractor hood, a double integrated oven, breakfast bar, tiled flooring, double panelled radiator, UPVC double glazed window, door to the snug, door to the utility room, UPVC double glazed door to garden, power and lighting.

Utility Room:

8'10" x 5'7" (2.70m x 1.72m)

Arrangement of base and wall units, stainless steel sink drainer unit,

Worcester boiler, mains consumer unit, plumbing for a washing machine, UPVC double glazed window, tiled flooring, extractor fan, power and lighting.

Dining Room:

12'9" x 9'3" (3.89m x 2.82m)

UPVC double glazed window, double panelled radiator, TV point, door to the kitchen, power and lighting.

First Floor Landing:

9'3" x 13'8" (2.83m x 4.19m)

Spacious landing space with double panelled radiator, airing cupboard, loft access, smoke alarm, power and lighting.

Bedroom One:

12'7" x 12'11" (3.84m x 3.95m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Bedroom Two:

10'0" x 13'1" (3.05m x 3.99m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Ensuite To Bedroom Two:

5'9" x 6'0" (1.77m x 1.83m)

UPVC double glazed window, corner shower with sliding doors, W.C, vanity sink unit, half tiled and tiled flooring, extractor fan, heated towel rail, mirrored medicine cabinet with shavers socket inside, lighting.

Bedroom Three:

8'11" x 11'1" (2.74m x 3.38m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Ensuite To Bedroom Three:

8'11" x 5'1" (2.73m x 1.56m)

Walk in shower with sliding door, W.C, vanity sink unit, heated towel rail, mirrored medicine cabinet with shavers socket inside, extractor fan, lighting.

Bedroom Four:

8'5" x 9'5" (2.58m x 2.88m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Ensuite To Bedroom Four:

5'8" x 6'0" (1.75m x 1.85m)

UPVC double glazed window, Corner shower with sliding doors, W.C, vanity sink unit, half tiled and tiled flooring, extractor fan, heated towel rail, mirrored medicine cabinet with shavers socket inside, lighting.

Bathroom:

8'7" x 5'9" (2.64m x 1.76m)

UPVC double glazed window, white panelled bath with shower over, W.C, vanity sink unit, heated towel rail, tiled flooring, extractor fan, mirrored medicine cabinet with shavers socket, lighting.

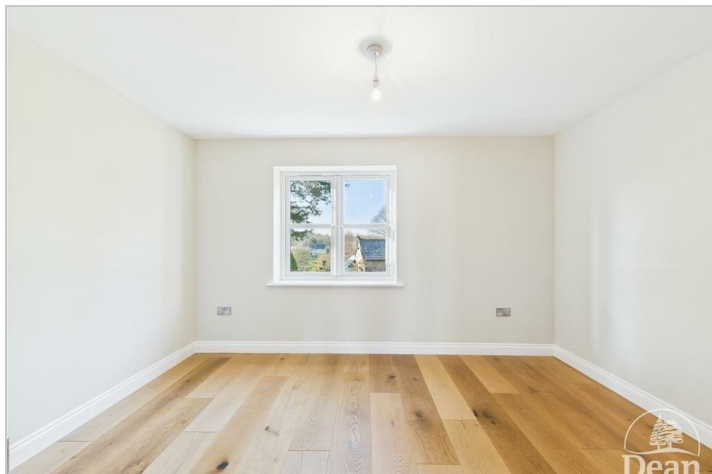
Outside:

This property is set on a spacious plot that offers breathtaking views of the countryside. At the front, you'll find ample parking for several vehicles along with a double garage that has convenient side access. The front features a charming patio area equipped with outdoor lighting, making it ideal for furniture. A pathway runs along both sides of the house, leading to the back garden. Surrounding the entire home is a beautifully maintained lawn.

Double Garage:

20'4" x 20'9" (6.21m x 6.35m)

Up and over garage doors, power and lighting, side UPVC door.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This

Road Map



Hybrid Map



Terrain Map



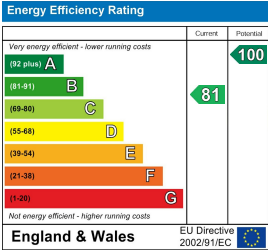
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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