



Lady Thorn
Tibberton GL2 8EB

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

BEAUTIFULLY PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME BUILT IN 2015 situated in a POPULAR VILLAGE LOCATION, 26FT KITCHEN/FAMILY ROOM, EN SUITE to MASTER BEDROOM, GOOD SIZED ENCLOSED REAR GARDEN, AMPLE OFF ROAD PARKING all ENJOYING COUNTRYSIDE VIEWS.

Tibberton offers a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket. Additional amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.

The property comprises ENTRANCE HALLWAY, KITCHEN/FAMILY, UTILITY ROOM, LOUNGE, OFFICE, DOWNSTAIRS WC. Whilst to the first floor FOUR BEDROOMS, MASTER with EN SUITE and FAMILY BATHROOM.



The property is accessed via a frosted double glazed door with side panel into:

ENTRANCE HALL

Solid wooden flooring, radiator, inset ceiling spot lights, door to under stairs storage cupboard, stairs lead to the first floor landing. Part glazed wooden door into:

KITCHEN/FAMILY ROOM

26'03 x 16'01 (8.00m x 4.90m)

A range of base, wall and drawer mounted units, centre island, breakfast bar, further units, one and a half bowl single drainer ceramic sink unit with mixer tap above, built in four ring hob with extractor fan over, built in microwave, built in dishwasher, inset ceiling spotlights, solid wooden worktops, space for family table, seating/family area, two radiators, solid wooden flooring, side aspect upvc double glazed window, rear aspect upvc double glazed window, two roof lights, rear aspect upvc bi-folding doors giving access to the easterly facing garden.



UTILITY ROOM

Floor to ceiling units, cupboard housing the oil-fired boiler, space for tall fridge / freezer and washer / dryer, radiator, power points, tiled flooring, extractor fan , side aspect upvc double glazed door and window.

LOUNGE

18'02 x 11'09 (5.54m x 3.58m)

Radiator, power points, television point, front aspect upvc double glazed window having a pleasant outlook over the surrounding countryside, rear aspect double glazed doors with side panels either side giving access to the rear garden.

OFFICE

11'05 x 8'08 (3.48m x 2.64m)

Power points, radiator, television point, front aspect upvc double glazed window having views over surrounding countryside.

DOWNSTAIRS WC

Close coupled wc, vanity wash hand basin with cupboards below, radiator, fully tiled walls, tiled flooring, extractor fan.





FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

SPACIOUS LANDING

Inset ceiling spot lights, radiator, access to loft space, front and side aspect upvc double glazed windows with the front having views over surrounding countryside.

BEDROOM 1

15'05 max x 11'06 max (4.70m max x 3.51m max)

Radiator, power points, two built in double wardrobes with hanging space and shelving, front aspect upvc double glazed window having beautiful views over the surrounding countryside. Door to:

EN SUITE

Double shower cubicle with rainfall shower over, wash hand basin with cupboard below, close coupled wc, wall mounted heated towel rail, extractor fan, fully tiled walls, tiled flooring, side aspect frosted upvc double glazed window.

BEDROOM 2

12'12 x 10'9 max (3.66m x 3.28m max)

Radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM 3

12'01 x 8'01 (3.68m x 2.46m)

Radiator, power points, front aspect upvc double glazed window having a pleasant outlook over surrounding fields and countryside.

BEDROOM 4

10'9 x 9'5 (3.28m x 2.87m)

Radiator, telephone point, wooden door giving access to cupboard housing the hot water tank, roof light, rear aspect double glazed window overlooking the rear garden.

BATHROOM

White suite comprising a p shaped bath with shower over, close coupled wc, vanity wash hand basin with cupboards below, tiled flooring, tiled walls, extractor fan, wall mounted heated towel rail, rear aspect frosted upvc double glazed window.

OUTSIDE

From the lane a driveway opens up providing AMPLE OFF ROAD PARKING FOR 4-5 VEHICLES, oil tank, easy maintenance borders and from here a countryside outlook can be enjoyed.

To the right hand side of the property and into the rear gives access to the easterly facing rear garden, good sized lawned area, various flower borders, trees, shrubs and bushes, garden shed, patio/seating area all enclosed by fencing.

SERVICES

Main water, mains drainage, mains electricity and oil.

Solar panels are at the property and bring in an income (to be confirmed by the vendor).

There is an electric vehicle charging point at the property.

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

To be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.





VIEWING

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.

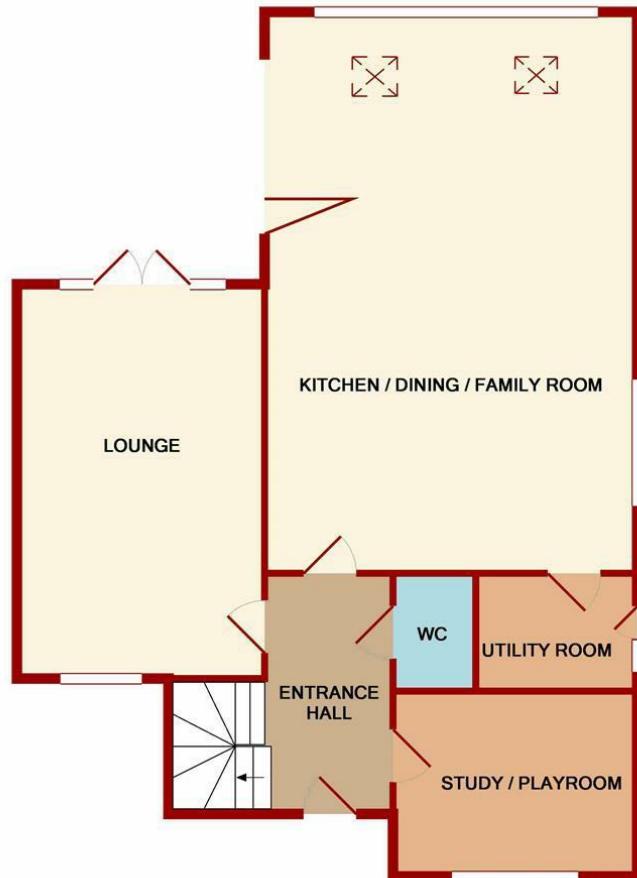
DIRECTIONS

From the office proceed to the top of the High Street taking your first right on the B4215 towards Gloucester. Continue along the road for approximately 4-5 miles taking the right signposted Tibberton/Taynton into Buttermilk Lane. Continue along here passing for approximately 1 mile turning left onto Thornycroft Lane where the property can be found on the left hand side.

PROPERTY SURVEYS

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





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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