



**30 Orchard Rise**  
**Tibberton GL19 3AT**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 30 Orchard Rise

Guide Price £465,000

## Tibberton GL19 3AT

**A LARGELY EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE, with EN-SUITE to the MASTER BEDROOM, MATURE WEST FACING ENCLOSED GARDENS measuring approximately 68' x 38', with OFF ROAD PARKING and STORAGE SPACE for CARAVAN, all being offered with NO ONWARD CHAIN.**

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. It also hosts the yearly Tibberton Show which is a huge and well supported event.

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.



Entrance via half glazed frosted door into:

### **ENTRANCE HALL**

Solid timber flooring, single radiator.

### **CLOAKROOM**

White suite comprising of close coupled WC, wash hand basin, cupboards below, single radiator, rear aspect frosted window.

### **LOUNGE**

**21'8 x 11'3 (6.60m x 3.43m)**

Fireplace with inset wood burning stove, raised hearth, single and double radiators, front aspect window with built-in blinds, fully glazed sliding doors into:

### **CONSERVATORY**

**11'3 x 11'0 (3.43m x 3.35m)**

Tiled flooring, centre fan and light, private outlook over the gardens, fully glazed doors through to the rear.

### **DINING ROOM**

**14'3 x 13'9 (4.34m x 4.19m )**

Solid timber flooring, two double radiators, front aspect bay window.

### **KITCHEN**

**23'2 x 9'8 (7.06m x 2.95m)**

Fitted kitchen comprising of one and a half bowl, single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, integrated electric double oven, four ring hob, cooker hood above, walk-in pantry cupboard, integrated fridge and dishwasher, various worktops, shelving, tiled flooring, single and double radiators, wine rack, rear aspect window with built-in blinds, half glazed door into:

### **UTILITY**

**9'1 x 4'8 (2.77m x 1.42m)**

Single drainer sink unit, cupboards under, plumbing for automatic washing machine, various built-in cabinets, Worcester gas fired central heating and domestic hot water boiler, side aspect roof light.





### **SIDE PORCH**

Fully glazed door from the kitchen leads through to a side porch ideal for freezer / storage, with a half glazed frosted door leading into the rear gardens.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIR WAY LEADS TO THE FIRST FLOOR.

### **LANDING**

**16'3 x 10'5 (4.95m x 3.18m)**

Airing cupboard with slatted shelving, access to insulated roof space via loft ladder which is boarded with power and lighting, front aspect window.

### **MASTER BEDROOM**

**16'3 x 10'5 (4.95m x 3.18m)**

Range of fitted bedroom furniture to include wardrobe, dressing table and drawers, two double radiators, central fan and light, two rear aspect west facing windows, dressing room with fitted double wardrobe, full height mirror faced sliding doors, hanging rail and shelving.

### **EN-SUITE**

Fitted shower cubicle and tray, electric shower, tiled surround, pedestal wash hand basin, close coupled WC, single radiator, side aspect frosted window.

### **BEDROOM 2**

**11'5 x 11'1 (3.48m x 3.38m)**

Single radiator, fitted mirror faced wardrobe with full height sliding doors to one wall, various hanging rails and shelving, rear aspect west facing window with outlook over the gardens.

### **BEDROOM 3**

**11'7 x 8'2 (3.53m x 2.49m )**

Single radiator, front aspect window.

### **BEDROOM 4**

**8'5 x 9'0 (2.57m x 2.74m )**

Single radiator, front aspect window.

### **BATHROOM**

Corner jacuzzi bath with shower over, tiled surround, separate shower cubicle and tray, tiled surround, close coupled WC, bidet, pedestal wash hand basin, mirror over, two heated towel rails, side aspect frosted window.

## OUTSIDE

To the front of the property is a pathway leading to the front door, lawned area to either side, outside lighting. Gated side access leads through to mature enclosed west facing rear garden measuring approximately 68' x 38', with large paved patio area, outside tap and power, good sized lawn area, raised beds, green house, rear aspect gate leading through to tarmac area in front of the garage with parking for two vehicles, plus further concrete hardstanding for caravan.

## SUMMER HOUSE / WORKSHOP

13'7 x 10'5 (4.14m x 3.18m)

Power and lighting, external power points, various benches and work surfaces, two side aspect windows.

## GARAGE

19'4 x 9'3 (5.89m x 2.82m)

Electric roller shutter door, power and lighting, door to the gardens.

## AGENTS NOTE

Solar panels, 14 kilo watts, 9 kilo watts battery storage (For sale by separate negotiation) the panels generate approximately £1,000 a year.

## SERVICES

Mains electric, LPG heating, water and drainage.

## 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.

## LOCAL AUTHORITY

Council Tax Band: E  
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 Gloucester, proceed through Highnam along the B4215, passing through Highnam and upon approaching Tibberton, turn left into Buttermilk Lane. Proceed along this lane, through the village, for approximately one mile, turning right into Orchard Rise, then right again, where the rear access to 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).

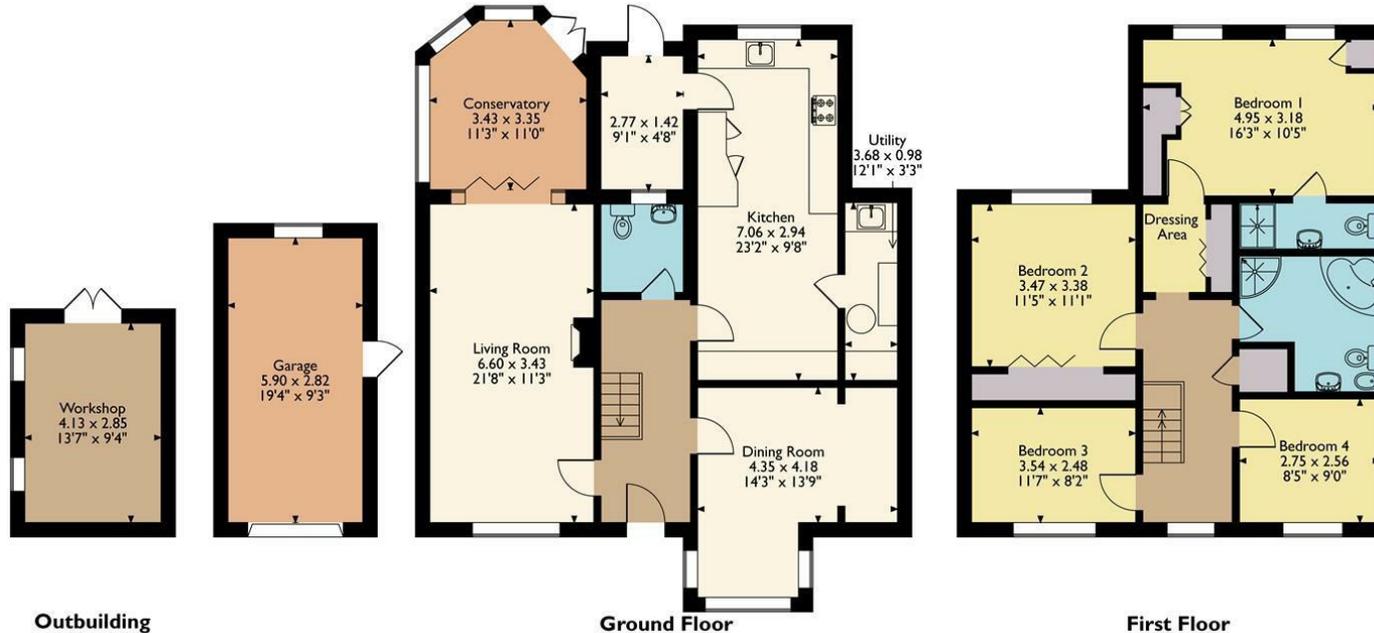
## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



30, Orchard Rise, Tibberton, Gloucester, Gloucestershire

Approximate Gross Internal Area  
 Main House = 169 Sq M/1819 Sq Ft  
 Garage = 17 Sq M/183 Sq Ft  
 Outbuilding = 12 Sq M/129 Sq Ft  
 Total = 198 Sq M/2131 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>





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