



# Folly's End

The Causeway, Redmarley, Gloucester, Gloucestershire, GL19 3JS

## Folly's End

Deceptively Large, Detached Four/Five Bedroom Village House with Beautiful Mature Garden, Stunning Garden Room & Huge Double Garage & Store providing Annexe Option. Superb Contemporary Kitchen & Reception Rooms with Bifold Doors to Garden. Flexible Living with Bedrooms on both Ground Floor & First Floor giving Opportunity for Multi Generational Living & Working from Home. Situated in the Popular Village of Redmarley with a Backdrop of the Village Church

### THE PROPERTY

- Oak Framed Porch with Space for Boots & Coats
- Entrance Hall with Oak Flooring & Striking Glass & Oak Staircase
- Large Light Sitting Room, Triple Aspect with Bifold Doors to Terrace & Garden, Fireplace with Attractive Cream Woodburner
- Superb, Contemporary Kitchen/Dining Room with Porcelain Light Oak Flooring, Feature Lantern Light & Two Sets of Bifold Doors to Terrace & Garden
- Fully Fitted Kitchen with Large Breakfast Bar. Integrated Neff Appliances, Double Oven, Induction Hob, Pop Up Extractor. Integrated Fridge & Freezer
- Utility Room with Fully Fitted Units & 1.5 Sink, Back Door to Rear Enclosed Courtyard
- Two Double Bedrooms & Family Shower Room on Ground Floor
- Impressive Landing with Oak & Glass Balustrade, Large Velux Window & Bespoke Shelving
- Large, Light Main Bedroom with View to Church. Expansive Fitted Wardrobes & Ensuite Shower Room
- Second Double Bedroom with Ensuite Shower & Walk in Wardrobe
- Third Double Bedroom/Study with Built in Oak Cupboards
- Family Shower Room





# FLOOR PLANS

Total Approx. Floor Area 2919 Sq. Ft. (271 Sq. M.)

**Follys End, Causeway, Redmarley, Gloucester**

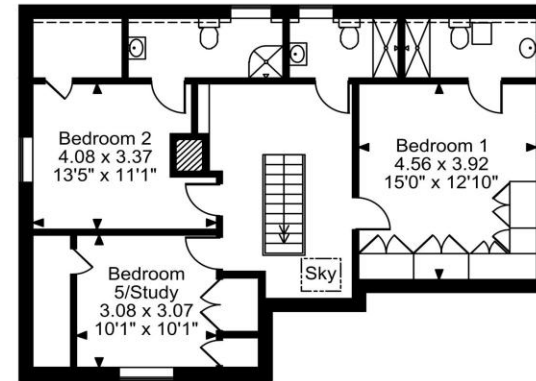
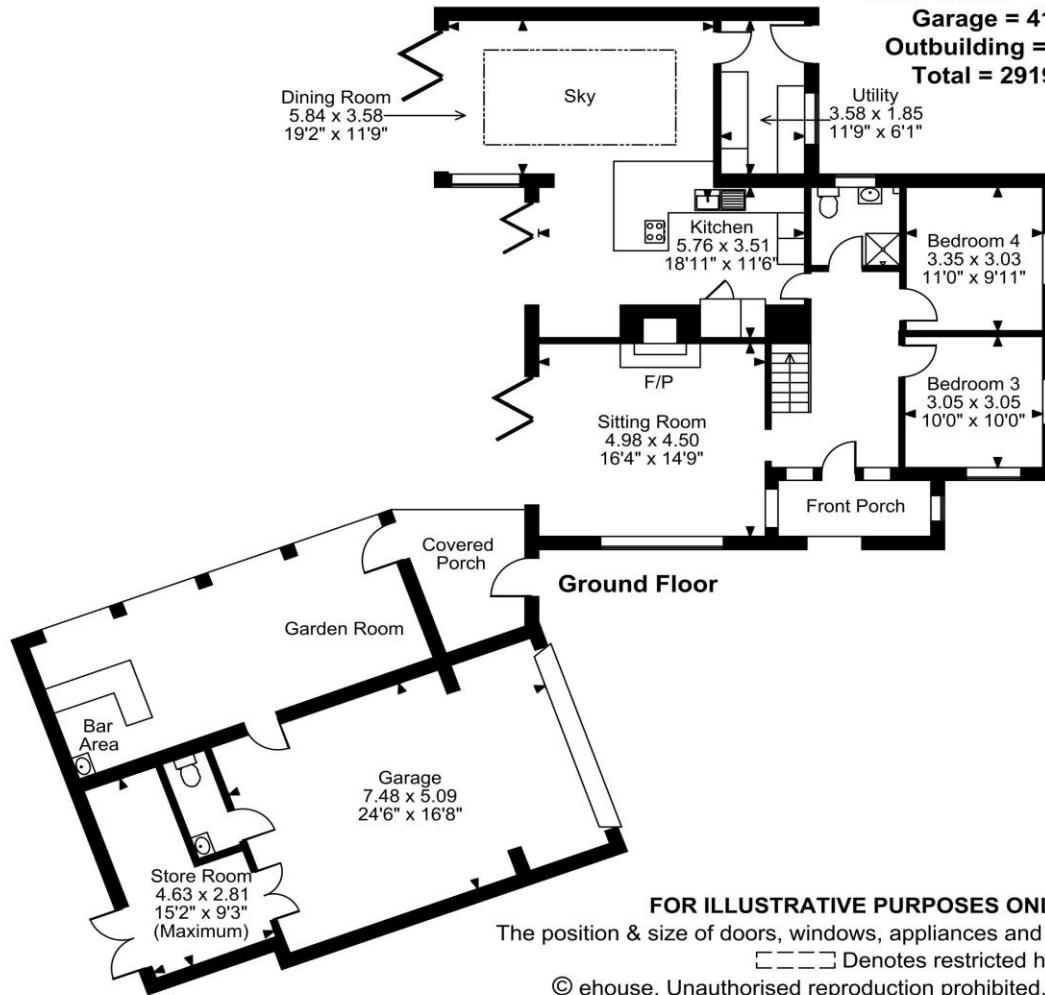
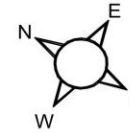
Approximate Gross Internal Area

Main House = 2068 Sq Ft/192 Sq M

Garage = 410 Sq Ft/38 Sq M

Outbuilding = 441 Sq Ft/41 Sq M

Total = 2919 Sq Ft/271 Sq M



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





## THE OUTSIDE

- Attractive Large Garden with Established Borders & Mature Trees
- Superb Garden Room Ideal for Outdoor Entertaining, Fitted Out with Bar & Seating Area, Internal Door to
- Huge Double Garage with Storage Above, Toilet & Separate Store Room with Double Doors to Further Enclosed Garden Area (Suitable for Potential Annexe subject to PP)
- Expansive Terracing with Further Seating Area & Covered Area for BBQ Storage
- Gated Front Drive with Plenty of Private Parking

## THE SITUATION

- Situated in the Centre of the Village of Redmarley
- 5 Miles to Ledbury, 11 Miles to Gloucester, 16 Miles to Cheltenham
- 2 Miles to M50 Junction 2

## PRACTICALITIES

- Council Tax Band F – Forest of Dean District Council
- Mains Electricity, Water & Drainage
- Oil Fired Central Heating
- Double Glazed Windows Throughout
- Broadband – Fibre

## DIRECTIONS

What3Words: trend.sparrows.cycled

GL19 3HS Sat Nav is Accurate. From M50 Junction 2 (Ledbury) take the A417 towards Gloucester. After 1 mile turn right to Redmarley. Continue for ½ mile into the village, follow the road round to the left into The Causeway keeping the war memorial on the right. The property is on the right opposite the church on the corner of the turning to The Green

  
COUNTRY  
&  
CLASSIC

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