Bakers Cottage New Road

Bream, Lydney GL15 6HJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £600,000

This EXQUISITELY PRESENTED 4-BEDROOM COTTAGE seamlessly blends HISTORIC CHARM with CONTEMPORARY ELEGANCE. Boasting three SPACIOUS RECEPTION ROOMS—including a BREATHTAKING FAMILY ROOM—it offers an INVITING and VERSATILE LIVING SPACE. Positioned on the OUTSKIRTS of the VILLAGE, the property enjoys a SUN-DRENCHED, SOUTH-FACING GARDEN complete with a POWERED PAVILION, perfect for OUTDOOR ENTERTAINING. A DETACHED DOUBLE GARAGE and AMPLE PARKING add to its PRACTICALITY.

The KITCHEN is finished to an EXCEPTIONAL STANDARD, showcasing PREMIUM FITTINGS and THOUGHTFUL DESIGN. IMMACULATELY DECORATED and just a short stroll from BREAM'S AMENITIES, this STUNNING HOME is an IDEAL RETREAT for FAMILIES seeking both CHARACTER and CONVENIENCE in a HIGHLY DESIRABLE LOCATION.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon and Church.

The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.

BOOT ROOM
11'03 x 8'11 (3.43m x 2.72m)
Window to side, bespoke storage cupboards, tiled floor, doors to kitchen and utility room, stairs to first floor.

KITCHEN
19'02 x 11'00 (5.84m x 3.35m)
Windows to side, walk-in pantry, fireplace, hardwood work surface, double ceramic kitchen sink, oven, induction hob, integrated dishwasher, fridge and freezer, tiled floor, door to family room.

LIVING ROOM
24'11 x 13'06 (7.59m x 4.11m)
Windows to rear, bay window overlooking garden and the views, exposed beams, built-in storage cupboard, hardwood floor, door to study, French doors from dining area to patio.

DINING ROOM
12'00 x 11'01 (3.66m x 3.38m)
Windows side and rear, hardwood floor. Could also be used as a study or fifth bedroom. If you wanted to convert to an additional bedroom, there is water supply and drainage available for an en-suite.

UTILITY
7'10 x 1'09 (2.39m x 0.53m)
Window front and side, built-in storage cupboards, ceramic sink, plumbing for white goods, tiled floor, door to cloakroom.

CLOAKROOM
Shower, wash basin, WC, tiled floor.

LANDING
Window to side, doors to bedrooms 1,2,3,4 and family bathroom.

PRINCIPLE BEDROOM
21'11 x 12'9 (6.68m x 3.89m)
Dual aspect, access to loft space, built-in wardrobes, dressing area.

DRESSING AREA
Door to en-suite.

EN-SUITE
7'08 x 6'08 (2.34m x 2.03m)
Window to rear, fitted bathroom furniture, remote control drench shower, WC, wash basin, tiled floor.

BEDROOM 2
12'00 x 10'02 (3.66m x 3.10m)
Window to side, large airing cupboard housing vented pressurised hot water cylinder.

BEDROOM 3
8'05 x 7'05 (2.57m x 2.26m)
Side aspect window.

BEDROOM 4
8'00 x 5'06 (2.44m x 1.68m)
Side aspect window.

OUTSIDE
Gates provide access via a gravel driveway leading to the garage.

DETACHED DOUBLE GARAGE
19'7 x 19'5 (5.97m x 5.92m)
Electric doors, large overhead storage area, work bench, power and lighting.

REAR GARDEN
The beautifully landscaped garden extends mainly to the front, with a charming courtyard and sun-drenched south-facing patio. Beyond the patio, carefully designed borders showcase an array of specimen shrubs, alongside an original garden well that adds character. The garden enjoys a secure boundary and offers picturesque views over gently rolling countryside, creating a peaceful and private retreat.

Additional outbuildings include a shed with an adjoining log store and a smaller storage shed, as well as a dedicated potting shed and greenhouse—perfect for gardening enthusiasts. A standout feature is the substantial, fully insulated pavilion.

PAVILION
22'06 x 10'11 (6.86m x 3.33m)
Timber pavilion complete with a covered south-facing veranda, ideal for year-round enjoyment. Fitted with electric and wi-fi, making it ideal for a variety of uses such as an entertainment space, study, gym or office.

SERVICES
Mains Water, Drainage, Electricity. Oil Heating.

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 - rates to be advised.

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

VIEWINGS
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.

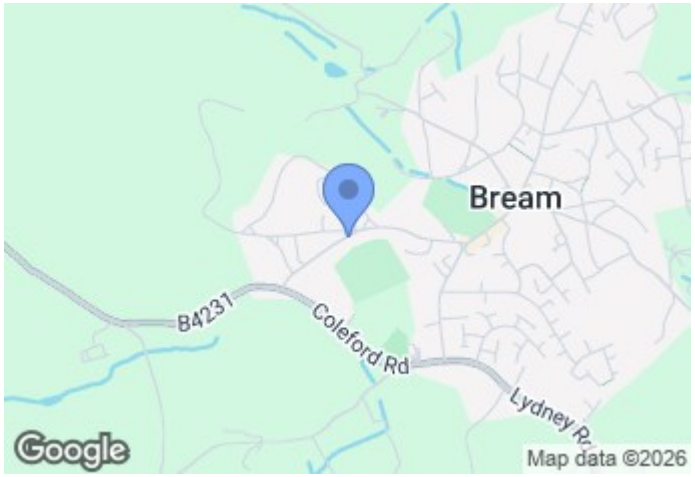
DIRECTIONS
As you approach Bream from Coleford and Coleford Road, turn left on to New Road and after a few yards, the next left. The property is situated on the left hand side.

PROPERTY SURVEYS

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

TENURE

Freehold.



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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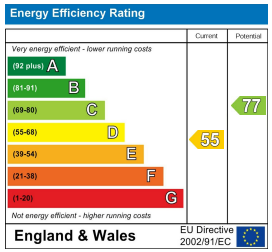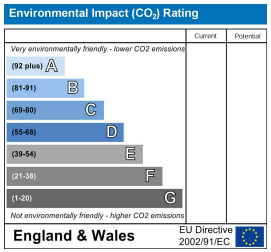
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