Dean
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Millend, Blakeney, Gloucestershire, GL15 4ED

£650,000

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Architect designed 3/4 bedroom detached eco-home on almost 2 acres of landscaped garden and woodland in the Blakeney village conservation area. This exceptional property offers a unique blend of character, architectural charm, beautiful outdoor space and village convenience on the edge of the Forest of Dean.

Internally, the property has been tastefully finished and offers spacious and versatile accommodation throughout including a large lounge with feature wood burner, separate dining room, fitted kitchen with separate utility room, three well proportioned bedrooms, modern family bathroom and en-suite facilities to the principal bedroom.

Outside is where this property truly excels, with breathtaking gardens incorporating a flowing stream, feature bridge, established planting, woodland and multiple seating areas. Further benefits include a detached summer house with annexe potential (subject to relevant permissions), making this an ideal space for guest accommodation, multi-generational living, holiday let potential or a fourth bedroom space.

Also being sold with no onward chain.

Further benefits include an energy-efficient 1.7kW solar system with excess generation diverted to support the hot water system, complemented by solar-assisted hot water and excellent levels of insulation throughout the home. Together, these features contribute towards the property's overall energy efficiency and heating requirements, while also providing the benefit of an additional income stream through Feed-in Tariff (FIT) payments, currently generating approximately £800 per annum.

The property is accessed via a partially glazed wooden door into:

Entrance Lobby: 4'4 x 3'10 (1.32m x 1.17m)

Frosted glazed windows, traditional wooden thumb latch doors and access into the dining room and downstairs cloakroom.

Downstairs W.C./Cloakroom: 8'7 x 3'10 (2.62m x 1.17m)

Front aspect wooden frosted glazed window, vanity wash hand basin with mixer tap over, concealed cistern WC, partially tiled walls and alarm system.

Dining Room: 11'6 x 16'10 (3.51m x 5.13m)

Front aspect wooden double glazed bay fronted window, two electric radiators, connection point for Gigaclear 1GB broadband, feature staircase and doors leading into the kitchen and lounge.

Kitchen: 12'7 x 8'7 (3.84m x 2.62m)

Front and side aspect wooden double glazed windows, fitted with a range of wall, drawer and base mounted units, sink with mixer tap over, Beko oven, space and plumbing for dishwasher and pantry area ideal for American style fridge/freezer.

Utility Room: 8'10 x 4'10 (2.69m x 1.47m)

Side aspect wooden double glazed window and rear aspect glazed wooden door providing access outside. Fitted with base units & cupboards, plumbing for a water softener, one and a half bowl porcelain sink with mixer tap over and space and plumbing for washing machine and dryer.

Lounge: 11'7 x 19'9 (3.53m x 6.02m)

Triple aspect room with side and rear aspect wooden double glazed windows and rear aspect double doors opening onto the courtyard garden. Feature stone fireplace with 8KW ecodesign Burley Brampton wood burner (capable of heating the entire house), Sky satellite connection cable, electric radiators, television point and power points.

First Floor Landing:

Feature spiral staircase leading to an L-shaped landing with side aspect wooden double glazed window and additional airing cupboard with 250 liter smart Mixergy hot water cylinder with solar power diversion.

Bedroom One: 11'7 x 19'9 (3.53m x 6.02m)

An exceptionally large bedroom, Triple side aspect wooden double glazed windows & double doors leading onto balcony (fitted with shutters), electric radiator, power points and door leading into:

En-Suite: 6 x 6 (1.83m x 1.83m)

Tiled flooring, vanity wash hand basin with mixer tap over, heated towel rail, walk-in shower with rainfall shower overhead and side aspect wooden double glazed window.

Balcony: 12'6 x 3'3 (3.81m x 0.99m)

Another standout feature of the property offering stunning elevated views across the gardens and surrounding grounds.

Bedroom Two: 9'11 x 11'1 (3.02m x 3.38m)

Front and side aspect wooden double glazed windows, built-in wardrobes with hanging and shelving options and power points.

Bedroom Three: 12'2 x 7'5 (3.71m x 2.26m)

Front aspect wooden double glazed window, built-in wardrobes with hanging and shelving options and power points.

Bathroom: 10'10 x 4'9 (3.30m x 1.45m)

Rear aspect wooden double glazed window, newly fitted suite comprising of whirlpool bath with taps over, close coupled WC, vanity wash hand basin with mixer tap over, walk-in shower with tiled surround, heated towel rail and inset ceiling spotlights.

Outside:

To the immediate rear of the property is a beautiful courtyard style garden providing a private seating area, with established planting and side access leading through to the driveway. Down a small pathway to the rear is also an allotment style vegetable garden and woodshed.

Driveway & Garage:

A large sweeping gravel driveway providing ample off-road parking for several vehicles together with garage space which is accessed via a manual up and over door with power and lighting.

Gardens & Grounds:

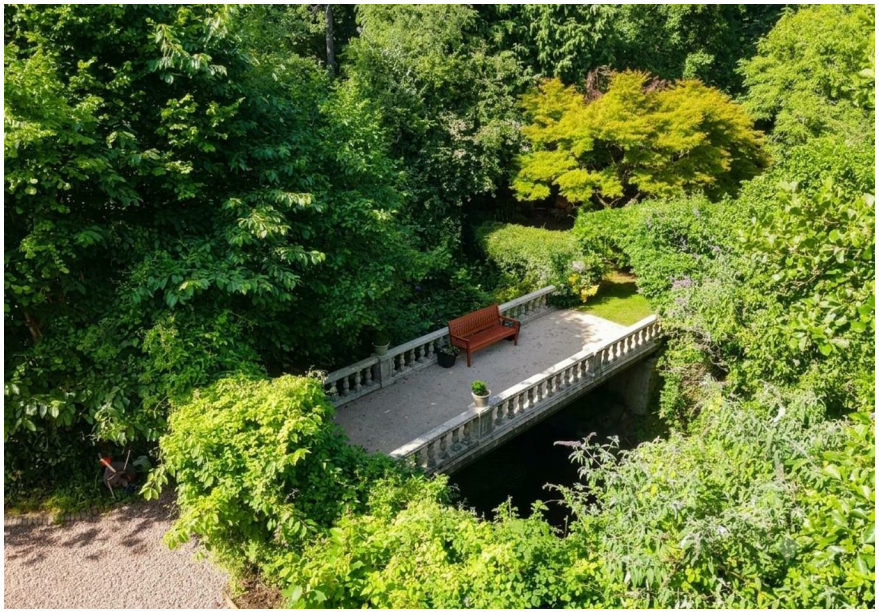
The gardens extend to approximately two acres and are thoughtfully arranged into a variety of distinct areas, including expansive lawns, established woodland, mature planted borders and a number of inviting seating areas designed to enjoy the surrounding landscape.

A particularly exceptional feature is the beautiful Forge Brook stream, which meanders through approximately 100 meters of the grounds and is crossed by a truly amazing feature bridge leading into the main garden area. The gardens also feature an impressive circular hedge with ornamental centerpiece, while beautifully maintained woodland pathways provide further opportunities to explore and enjoy the natural surroundings. Additional amenities include a tool shed, wood store and a charming glasshouse.

The grounds provide a wonderful haven for wildlife, enhancing the sense of peace and connection with nature. Regular visitors and residents include trout within the brook, deer, badgers, bats and hedgehogs, alongside an abundance of birdlife including woodpeckers, jays and goldfinches.

Summer House / Annexe / Occasional Bedroom Four:

Previously used as an AirBnB. A versatile detached outbuilding accessed via wooden double doors, with kitchen area and shower room, currently arranged as bedroom/living accommodation. Benefitting from air conditioning powered via an air source heat pump, this space offers excellent potential for guest accommodation, holiday letting or a fourth bedroom space (subject to permissions).



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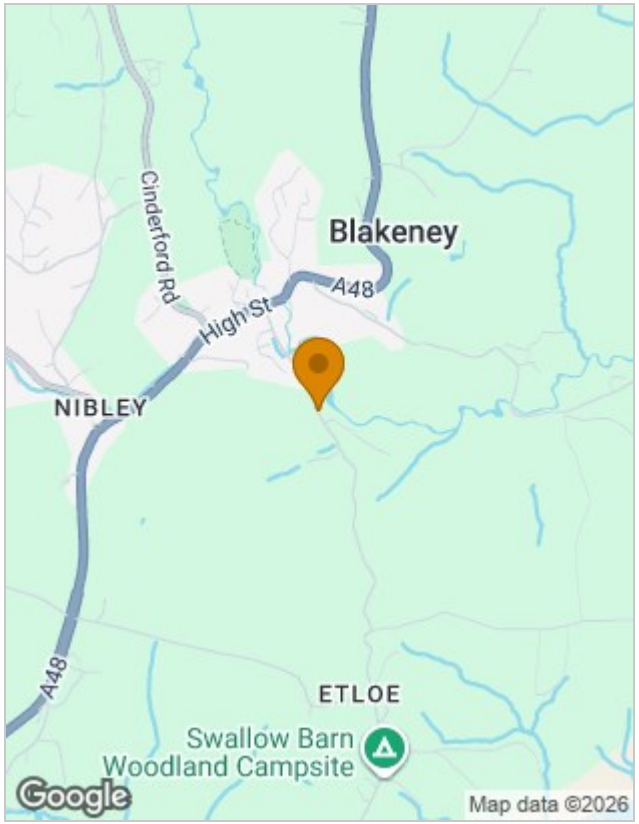
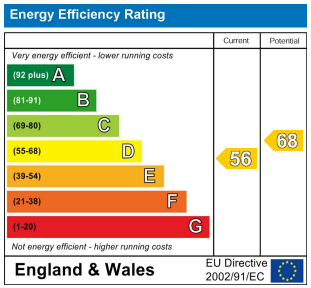
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Floor Plans

Location Map



Energy Performance Graph



Viewing

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