Brook House Huntley Road, Tibberton GL19 3AD

£675,000

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Brook House Huntley Road, Tibberton GL19 3AD

• Four bedroom detached rural cottage • Character and period features throughout • Far reaching countryside views • Private gardens and grounds in excess of 0.75 of an acre • Parking for several vehicles plus double garage • EPC E52 • Forest of Dean District Council Tax band G - £3933.20 (2026/27) Freehold

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Entrance Porch
Provides a useful space to store shoes and coats, attractive slate tiled flooring and door leading into hall.

Hallway
A generously sized hallway with character features to include exposed stone walls, feature bread oven and deep, stone sills .Window overlooking the side aspect and doors leading off.

Living Room
A spacious living room boasting an ingle nook fireplace with inset wood burning stove, flagstone hearth and an oak mantle, original thumb latch door and exposed wooden beams. Windows overlooking the front aspect and door into small front porch which leads out to the garden.

Sitting Room
A bright and airy sitting room to include decorative fireplace and exposed beams. Sliding doors to the garden and a window overlooking the front aspect.

Kitchen / Dining Room
A generously sized dining room and a well appointed kitchen boasting a range of floor and eye level units, a ceramic sink, an oil fired aga and a range of integrated appliances to include dishwasher and microwave. Attractive tiled flooring and windows overlooking the side and rear aspects.

Utility Room
Providing extra worktop and storage space along with plumbing for a washing machine and space for a dryer. Window to rear aspect and door leading outside.

WC
White suite comprising WC and wash hand basin. Frosted window to side aspect.

Bedroom One
Double bedroom with built in storage and window overlooking the surrounding farmland with views towards May Hill.

En-Suite
Shower room with suite comprising shower enclosure with electric shower unit, WC and vanity wash basin with built in storage. Heated towel rail and window to rear aspect with views towards May hill.

Bedroom Two
Double bedroom with built in wardrobes and windows overlooking the countryside views.

Bedroom Three
Double bedroom with built in wardrobes and a window overlooking the surrounding farmland and views towards The Malvern Hills.

Bedroom Four
Double bedroom with a window overlooking the front aspect.

Bathroom
Partially travertine tiled bathroom with a white suite comprising bath, enclosed shower cubicle with direct feed shower, WC and wash hand basin. Window overlooking the side aspect.

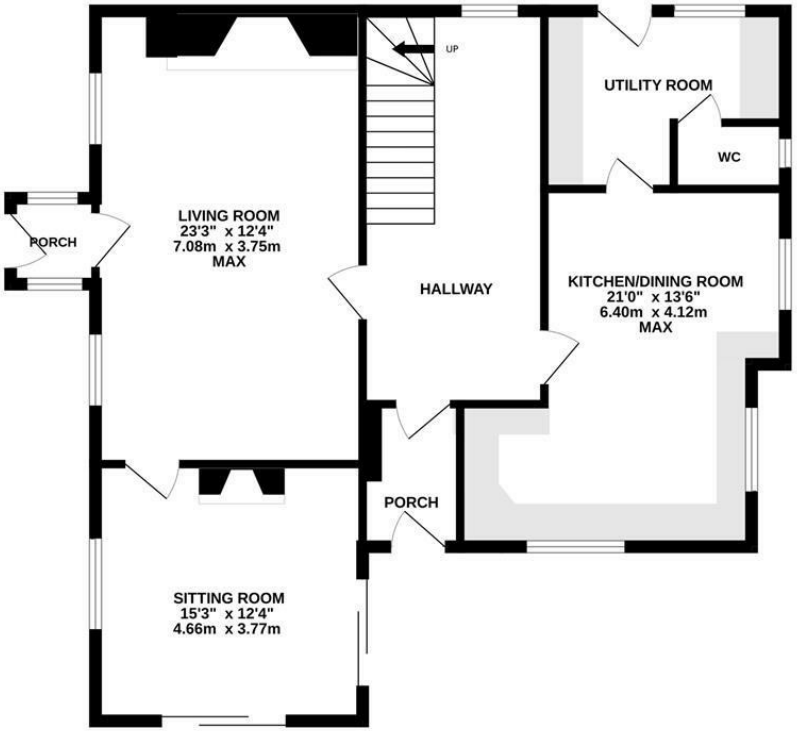
Outside
The property benefits from a gated driveway providing parking for several vehicles along with a double garage accessed via two up and over doors. The tranquil gardens surrounding the property boast a patioed area suitable for alfresco dining, a pond, views overlooking the rural views towards both May Hill and the Malvern Hills. A wooded copse and orchard with mature trees is also located within the 0.79 acre plot providing refuge for an array of wildlife including deer, hares and a variety of birds.

Location
Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from it's own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances and the yearly Tibberton Show. The village also has its own church and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

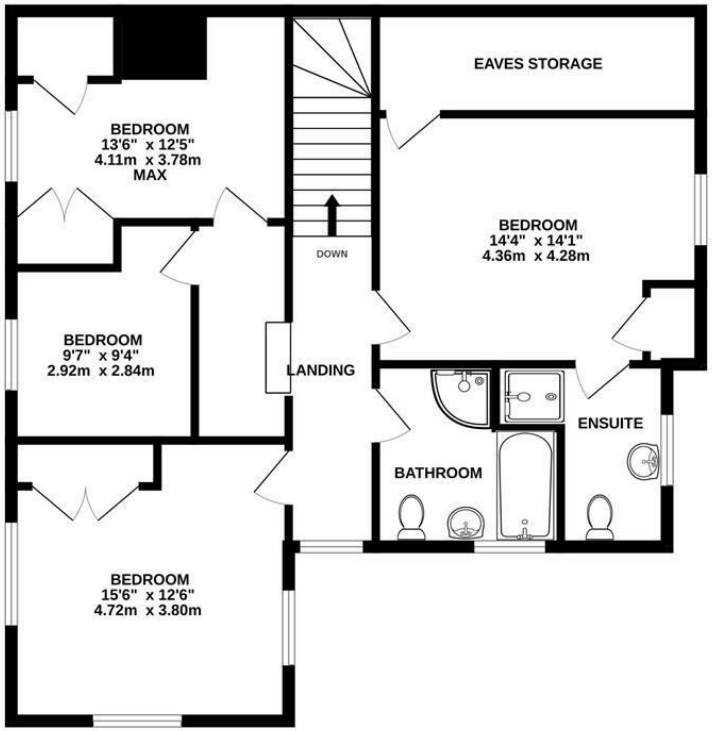
Material Information
Tenure: Freehold
Council tax band: G
Local Authority & rates: Forest of Dean

District Council - £3933.20 (2026/27)
Electricity supply: mains
Water supply: mains
Sewerage: Private system
Heating: Oil fired central heating
Broadband speed: Basic (ADSL)13 Mbps, Ultrafast (FTTP) 1000 Mbps
Mobile phone coverage: Vodafone, O2

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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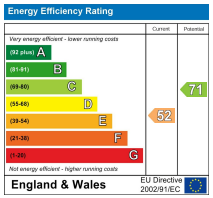
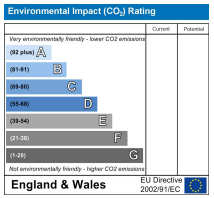
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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