



Meadow View 3 The Vines
Redmarley GL19 3FG



STEVE GOOCH
ESTATE AGENTS | EST 1985

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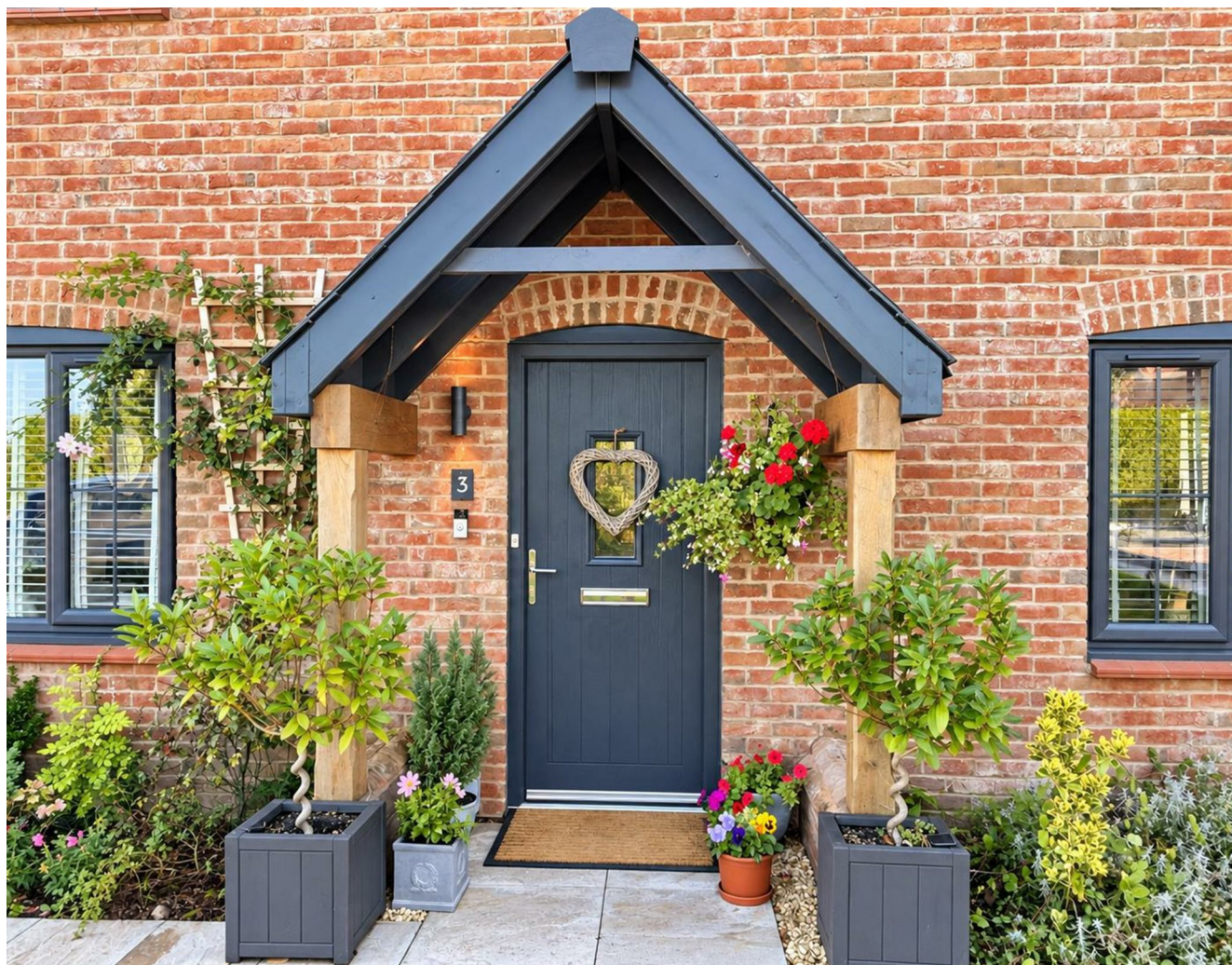
Redmarley GL19 3FG

Guide Price £635,000

AN IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM, GOOD QUALITY FAMILY HOME BUILT TO A HIGH STANDARD, with FOUR YEARS left on its 10 YEAR GUARANTEE, EN-SUITE to the MASTER BEDROOM, AMPLE PARKING, SOLID WOODEN DOORS THROUGHOUT, LOVELY SOUTH FACING ENCLOSED GARDENS with GATED ACCESS to A LOVELY WILDFLOWER MEADOW.

Redmarley has amenities to include a Primary School, Church, Village Hall with Tennis Club and Sports Field and Public House. Access from here can be gained to either Ledbury, Newent, Tewkesbury and Gloucester, approximately 6 miles, 5 miles, 10 miles and 11 miles respectively, where more comprehensive amenities can be found.

For the commuter, access can be gained to the M50 motorway (junction 2) approximately 2 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.



ENTRANCE HALL

Radiator, understairs storage cupboard. Stairs to the first floor.

CLOAKROOM

White suite comprising of a close coupled WC, wash hand basin, tiled splash back, single radiator and tiled flooring.

LOUNGE

23'9 x 11'10 (7.24m x 3.61m)

Fireplace with inset wood burning stove, solid wood beam over, two double radiators. Front, side and rear aspect windows overlooking the garden, French doors through to the south facing private rear garden which gives you a lovely outlook over the gardens and wildflower meadow beyond.

FAMILY KITCHEN / DINING ROOM

23'9 x 11'5 (7.24m x 3.48m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units. Integrated fridge/freezer, dishwasher, electric double oven with four ring gas hob over, cooker hood above, under cupboard lighting, breakfast bar, fully tiled flooring, two double radiators and spotlighting. Front, side and rear aspect windows with the rear having a stunning private outlook over the south facing gardens.

UTILITY

8'3 x 6'1 (2.51m x 1.85m)

Single drainer sink unit with mixer tap, cupboards under, tiled flooring, space for washing machine and fridge/freezer. Wall mounted gas fired central heating and domestic hot water boiler. Single radiator, half glazed door through to the rear.

FROM THE ENTRANCE HALL AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Airing cupboard with hot water tank and slatted shelving. Access to insulated roof space via loft ladder with boarding and light.





MASTER BEDROOM

14'10 x 11'6 (4.52m x 3.51m)

Single radiator, built-in single and double wardrobes, hanging rail and shelving, front aspect window with outlook over the gardens.

EN-SUITE / SHOWER ROOM

Fitted shower cubicle and tray, tiled surround, vanity wash hand basin, cupboard below, tiled splashback, mirror over. Close coupled WC, tiled flooring, heated towel rail and a front aspect frosted window.

BEDROOM 2

12'2 x 11'6 (3.71m x 3.51m)

Double radiator, built-in double wardrobe, hanging rail and shelving, large built in cupboard over the stairs ideal for storage, front aspect window overlooking the private garden.

BEDROOM 3

9'11 x 9'8 (3.02m x 2.95m)

Built-in double wardrobe, hanging rail and shelving. Single radiator, rear aspect south facing window with outlook onto the gardens and onto the meadow beyond.

BEDROOM 4

12'1 x 8'9 (3.68m x 2.67m)

Built-in single wardrobe, hanging rail and shelving. Single radiator, rear aspect south facing window with a lovely outlook onto the gardens.

BATHROOM

White suite comprising of modern panelled bath, shower attachment over, tiled surround. Close coupled WC, seperate fitted shower cubicle and tray, tiled surround, vanity wash hand basin, cupboards below, tiled splashback, mirror over, heated towel rail, tiled flooring, shaving point and a rear aspect frosted window.

OUTSIDE

A block paved driveway, suitable for the parking of three vehicles, leads to:

SINGLE GARAGE

17'3 x 9'11 (5.26m x 3.02m)

Accessed via up and over door, power and lighting, loft storage space, electric car charging point, half glazed door through to the rear garden.

To the front of the property there is a further parking area for one vehicle, a lawn area and a pathway to the front door. Flower borders with shrubs, bushes and trees, outside lighting. Gated side access leads through to the good sized south facing rear garden with paved patio area running the full length of the house. Hot and cold outside taps, outside lighting, good sized lawn area, various mature shrubs, bushes and trees. Fencing surround with a private outlook onto the wildflower meadow. Also gated access through to the meadow for immediate access.

SERVICES

Mains water, electric, drainage. LPG 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 - confirmed.

LOCAL AUTHORITY

Council Tax Band: F
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

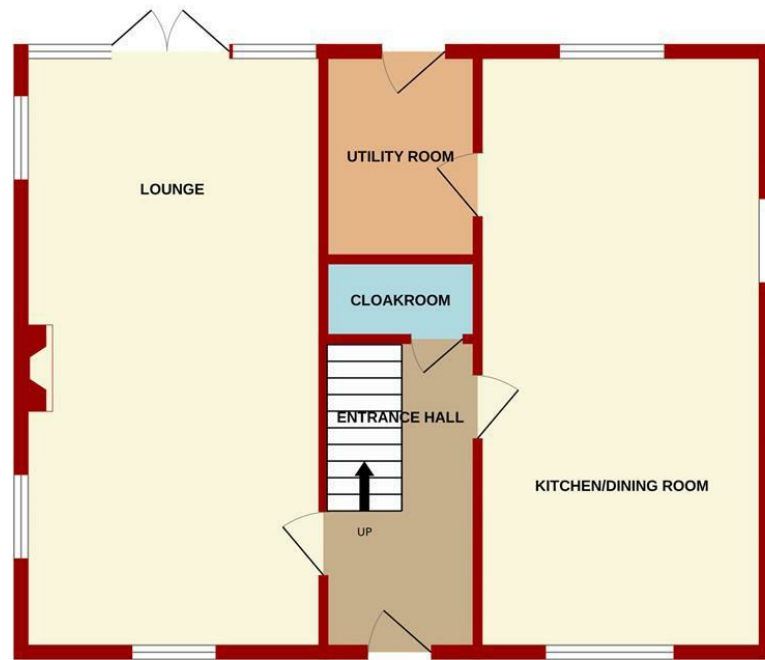
From Newent, proceed out along the Dymock Road, taking the first right towards Staunton and then the first left towards Redmarley. Proceed along this road for three to four miles into the centre of Redmarley and The Vines will be found on your right hand side, just before the village hall.

PROPERTY SURVEYS

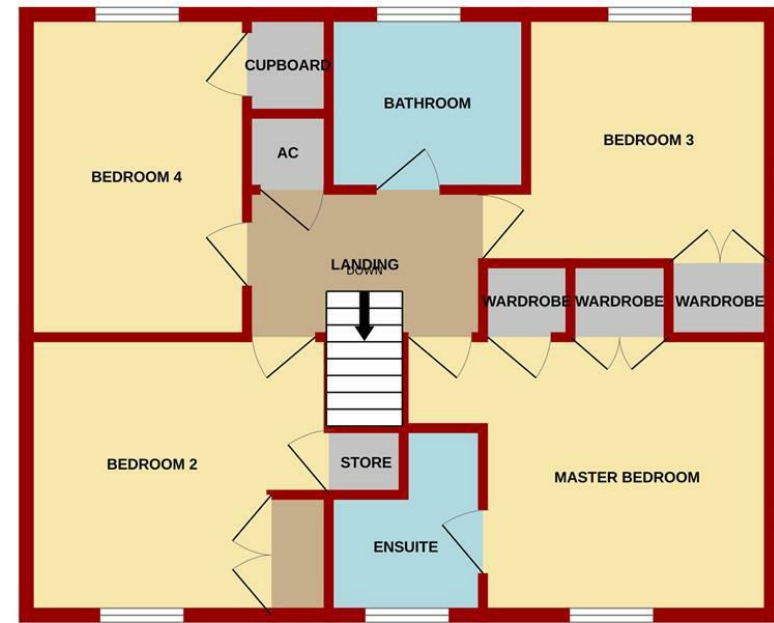
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



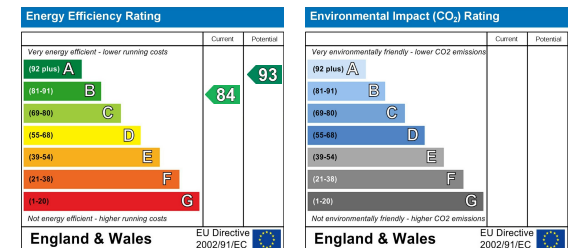
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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