



Tiercels

Redmarley, Gloucester, Gloucestershire, GL19 3HS



COUNTRY & CLASSIC

Tiercels

Detached Four Bedroom House with Three Reception Rooms Positioned in the Centre of the Village of Redmarley. Beautifully Presented Inside & Out with Large Double Garage & Wonderful Cottage Garden with Original Stone Wall Feature Overlooking Playing Fields with Far Reaching Views. Offered with No Onward Chain. An Easy Turn Key House

THE PROPERTY

- Covered Porch Opening into Entrance Hall with Large Coat Cupboard & Understairs Storage
- Large Light Kitchen/Breakfast Room with Solid Wood Units & Worktop. Porcelain Sink, Integrated Neff Double Oven & Separate Microwave, Neff Induction Hobb & Large Fridge Freezer. Karndean Flooring. New Aluminium French Doors Open to Terrace & Garden
- Spacious Sitting Room with Feature Polished Stone Fireplace with Inset Multifuel Burner & Floor to Ceiling Oak Bookcase. Large Windows Overlooking Front Garden. Glazed Doors Open to
- Dining Room with Large Opening to
- Garden Room with A Frame Aluminium Windows Maximising the Light & Garden Aspect
- Utility Room with Space for Washing Machine & Dryer, Useful Shelving & Back Door to Garden
- Downstairs Cloakroom
- Main Bedroom, Spacious & Light with Built In Wardrobes with Sleek Sliding Doors, Ensuite Shower Room
- Two Further Double Bedrooms, Benefitting from Large Windows Enjoying Far Reaching Views
- Fourth Bedroom/Study with Useful Oak Storage Unit. Also Enjoying Far Reaching Views
- Family Bathroom with Shower Over Bath

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

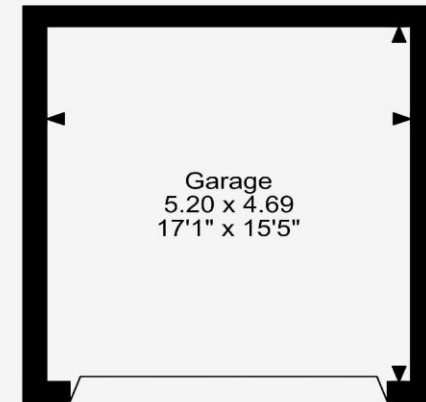
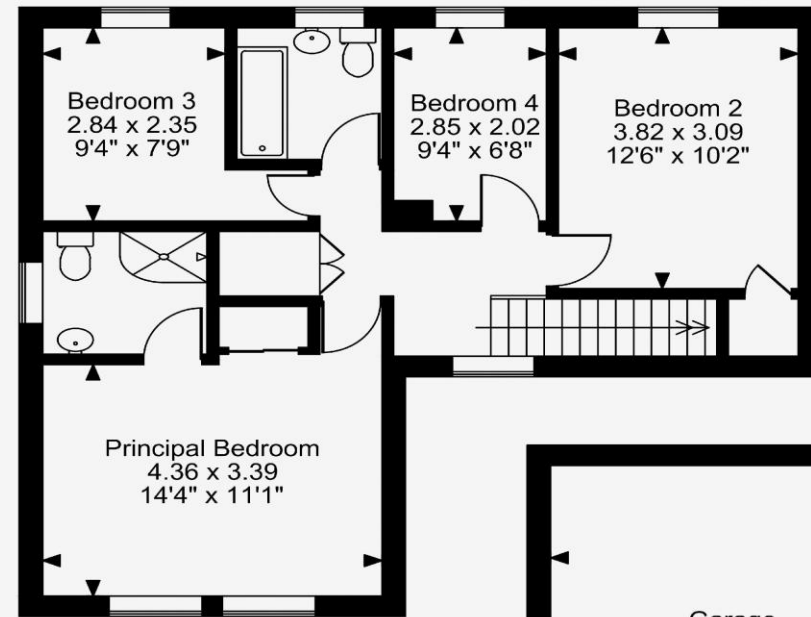
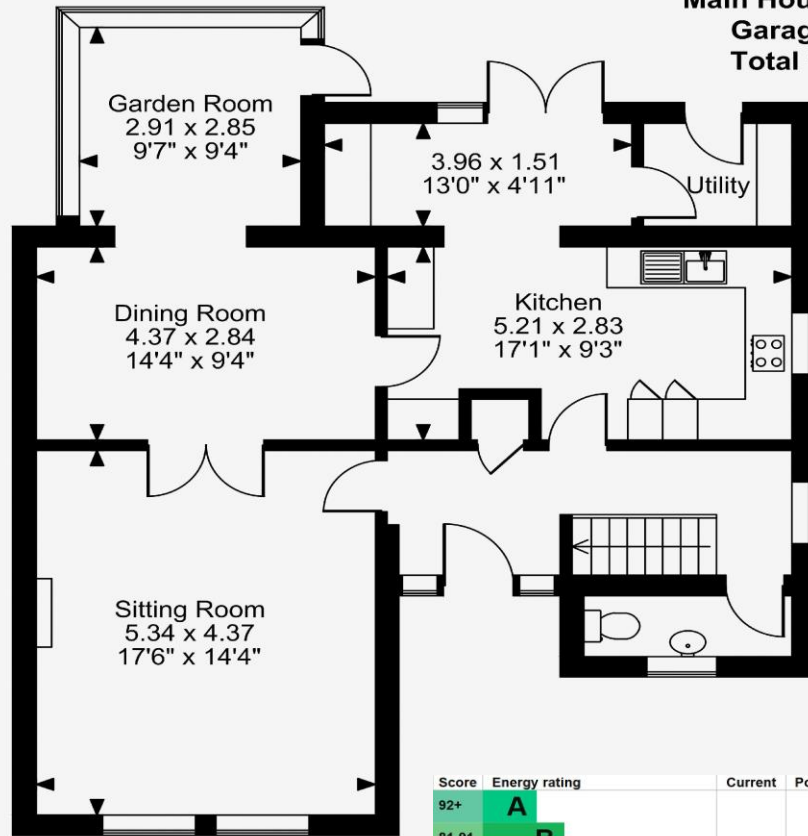
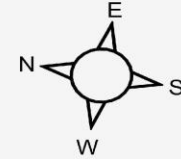




FLOOR PLANS

Total Approx. Floor Area 1841 Sq. Ft. (171 Sq. M.)

Tiercels, Redmarley, Gloucester
Approximate Gross Internal Area
Main House = 1578 Sq Ft/147 Sq M
Garage = 263 Sq Ft/24 Sq M
Total = 1841 Sq Ft/171 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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THE OUTSIDE

- Very Pretty Cottage Garden, Enhanced by Original Stone Wall & Feature Gate Overlooking Playing Fields & Far Reaching Views Beyond
- Established Colourful Border
- Lawned to the Front, Lawned & Terrace to the Rear
- Automated Sun Canopy
- Large Double Garage with Electric Roller Door
- Private Parking

PRACTICALITIES

- Council Tax Band F – Forest of Dean District Council
- Mains Electricity, Water & Drainage
- Oil Fired Central Heating – Outside Oil Boiler with 7 yrs Guarantee Remaining & New Hot Water Tank
- New Aluminium Double Glazed Windows & Doors Throughout
- Broadband – Fibre

DIRECTIONS

What3Words: number.taller.mysteries
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. Continue past the church and the property is located on the left just after the primary school

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



