



Tiercels
Redmarley GL19 3HS

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

An **IMMACULATELY PRESENTED AND EXTENDED FOUR BEDROOM DETACHED EXECUTIVE FAMILY HOME, KITCHEN / BREAKFAST ROOM plus THREE RECEPTIONS, MASTER EN-SUITE, DOUBLE GARAGE and AMPLE OFF ROAD PARKING** situated in a **BEAUTIFUL VILLAGE LOCATION, ENJOYING UNSPOILT VIEWS TOWARDS THE COTSWOLD ESCARPMENT**, all being offered with **NO ONWARD CHAIN**.

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.



Enter the property via canopy area and composite double glazed front door with full length windows into:

ENTRANCE HALL

17'7 x 5'9 (5.36m x 1.75m)

Radiator, side aspect window, stairs leading off, under stairs storage cupboard, door to hallway cupboard, alarm control pad.

CLOAKROOM

8'8 x 2'9 (2.64m x 0.84m)

WC, wash hand basin with mixer tap, chrome heated towel rail, consumer unit, front aspect frosted window.

LOUNGE

17'6 x 14'3 (5.33m x 4.34m)

Inset cast iron log burner with stone surround, slate hearth, double radiator, further single radiator, two front aspect windows. Glazed French doors leading to:

DINING ROOM

14'3 x 9'3 (4.34m x 2.82m)

Alternatively accessed from the kitchen, modern panelled radiator, opening through to:

SUN ROOM

11'3 x 10'7 (3.43m x 3.23m)

Lower brick, upper UPVC double glazed construction with vaulted roof. This room enjoys glorious far reaching views towards Cleeve Hill. Double radiator, wall light fittings, side aspect door leading to the gardens.

KITCHEN

17'9 x 9'3 (5.41m x 2.82m)

Alternatively accessed from the entrance hallway and comprising of a range of base and wall mounted units with worktops and tiled splashbacks, integrated oven, grill and microwave, plumbing for dishwasher, NEFF hob, Belfast sink drainer sink unit with mixer tap, tiled flooring, modern panelled radiator, side aspect window. Opening through to:

BREAKFAST ROOM

13'0 x 4'9 (3.96m x 1.45m)

Built-in units, tiled floor, rear aspect window, double opening French doors to patio and gardens enjoying far reaching views towards Cleeve Hill. Glazed wooden door to:





UTILITY

6'3 x 4'9 (1.91m x 1.45m)

Plumbing for washing machine, space for tumble dryer, shelving and storage space above, tiled floor, tiled walls, single radiator, double glazed back door leading to the gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space, door to airing cupboard with hot water tank, slatted shelving and storage space, front aspect window.

MASTER BEDROOM

14'3 x 11'2 (4.34m x 3.40m)

Additional recess housing built-in double wardrobe, double radiator, two front aspect windows with a very pleasant outlook over surrounding fields and countryside. Glazed wooden door to:

EN-SUITE

7'3 x 5'9 (2.21m x 1.52m)

Beautiful modern suite comprising double shower cubicle with inset detachable shower system, built-in WC, vanity wash hand basin with mixer tap and cupboards below, fully tiled flooring and walls, under floor heating, shaver point, inset spot lighting, extractor fan, side aspect frosted window.

BEDROOM 2

12'5 x 10'2 (3.78m x 3.10m)

Additional over stairs cupboard and built-in wardrobe, single radiator, rear aspect window offering glorious elevated views towards the Cotswold escarpment.

BEDROOM 3

9'3 x 11'2 narrowing to 7'7 (2.82m x 3.40m narrowing to 2.31m)

Single radiator, rear aspect window with lovely views.

BEDROOM 4

9'3 x 6'6 (2.82m x 1.98m)

Single radiator, rear aspect window with lovely views.

BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

Suite comprising panelled bath with mixer tap, inset detachable shower system, WC, wash hand basin, heated towel rail, rear aspect frosted window.

OUTSIDE

To the front of the property, a driveway approach leads to a block paved parking and turning area suitable for parking several vehicles. This leads to:

DETACHED DOUBLE GARAGE

15'5 x 15'5 (4.70m x 4.70m)

Access via roller shutter door.

The front garden is laid to lawn with several mature trees and is enclosed by hedging.

The rear gardens measure approximately 58' x 20' and comprise of a patio seating area, lawned areas, mature flower beds planted with flowers, shrubs and bushes, outside tap, electric awning, all enclosed by walling and fencing.

To the other side of the property, there is an oil-fired boiler.

SERVICES

Mains water, drainage and electricity. Oil-fired 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.

The vendor has advised that fibre broadband is available at the property with download speeds of up to 1200 MB.

WATER RATES

Severn Trent - to be 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 over the traffic lights at the top of the High Street. Turn right onto Tewkesbury Road and follow the road along, taking the left hand turning onto Redmarley Road. Continue all the way along until you reach the village of Redmarley where the property can be found on the left hand side.

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PROPERTY SURVEYS

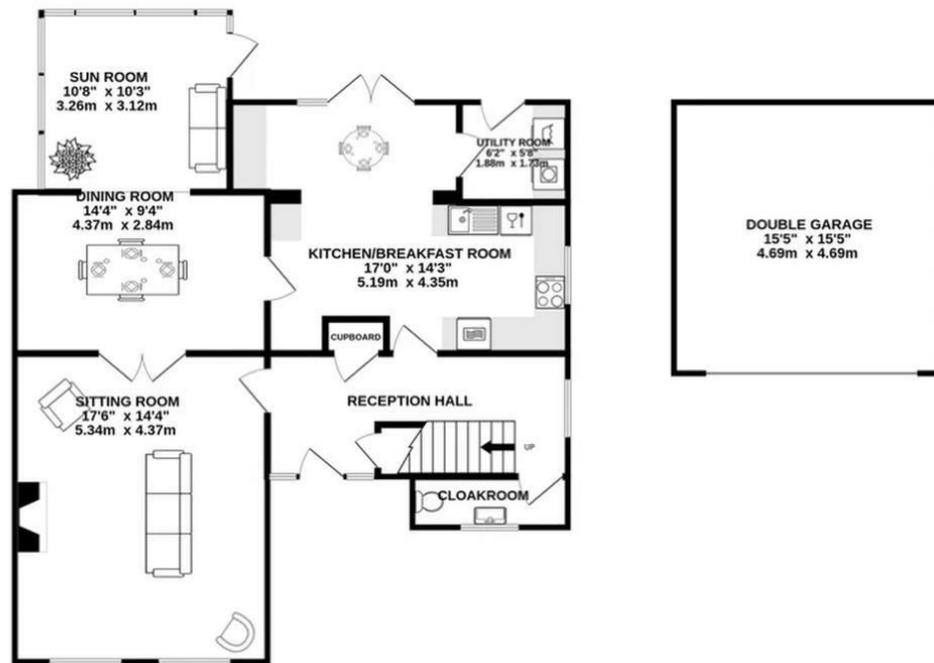
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

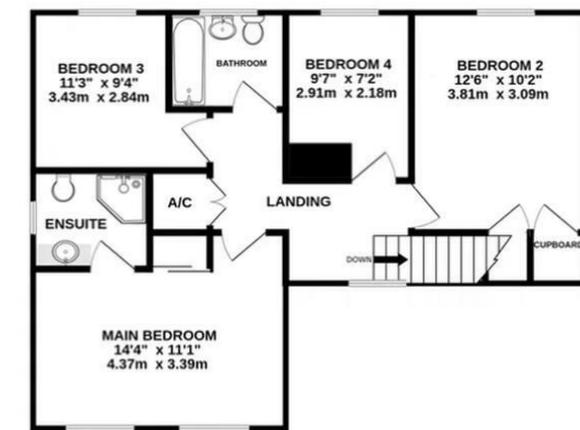
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 sq.m.) approx.

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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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