Dean
ESTATE AGENTS

Tel: 01594 835751
Email: coleford@deanestateagents.co.uk

Timber Tump

Lydbrook, Gloucestershire, GL17 9SP

£535,000

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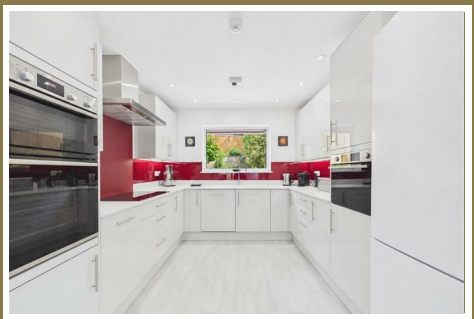
Occupying an enviable elevated position with far-reaching views across the surrounding countryside, this exceptional detached residence offers spacious, contemporary accommodation finished to an outstanding standard throughout. Beautifully presented & thoughtfully designed, the property combines stylish modern interiors with generous living spaces & stunning mature gardens, creating an ideal home for families seeking both comfort and tranquillity.

The welcoming entrance hallway leads through to the dining room which provides the perfect setting for family meals & entertaining, and opens on one side into the superb open plan kitchen, beautifully fitted with a comprehensive range of high-gloss units & integrated appliances, and on the other into the impressive lounge, which is flooded with natural light through a picture window framing the delightful woodland outlook. A separate utility room off the hallway offers further storage & practical workspace.

The first floor continues to impress, with a master suite benefitting from extensive fitted wardrobes together with a luxurious ensuite shower room. The remaining bedrooms downstairs are equally well-proportioned & are served by a beautifully appointed family bathroom featuring both a freestanding bath & separate shower enclosure, finished with sleek contemporary fittings.

Externally, the property enjoys beautifully landscaped gardens arranged over several levels, creating a peaceful & private outdoor retreat. A spacious paved sun terrace provides the perfect space for al fresco dining whilst enjoying the far-reaching views across the surrounding countryside. Meandering pathways lead through established lawns, colourful flower borders, mature shrubs & specimen trees, creating an attractive garden that offers interest throughout the seasons.

A generous driveway provides ample off road parking & a detached garage, whilst the mature planting creates an attractive approach & excellent privacy.



Approached via UPVC double glazed front door into:

Entrance Hallway:
6'9" x 4'2" (2.06m x 1.29m)
UPVC double glazed window to side aspect, UPVC double glazed window to front aspect, power & lighting, door to utility room & a feature-glass door to dining room.

Utility Room:
9'3" x 5'11" (2.83m x 1.82m)
Cupboards for storage, LPG boiler, and controls and manifold for smart-control multi-zone underfloor heating, serving the ground and first floors. Countertop over space & plumbing for washing machine & tumble dryer, stainless steel sink, heated drying rail, power & lighting, UPVC double glazed frosted window to rear aspect.

Dining Room:
14'5" x 10'8" (4.41m x 3.26m)
UPVC double glazed window to side aspect with inset blind, spotlights, power, opening to lounge & kitchen, door to rear hallway.

Lounge:
17'3" x 12'10" (5.27m x 3.92m)
Stunning floor to ceiling UPVC double glazed window to front aspect, UPVC frosted double glazed window to side aspect, UPVC double glazed window to side aspect, wall lights, spotlights, power.

Kitchen:
10'5" x 9'11" (3.19m x 3.03m)
A range of wall units, base units & drawers, worktops, integrated double oven, LVT flooring, UPVC double glazed window to rear aspect with inset blind, Neff ceramic hob, extractor hood, spotlights and under-cupboard lights, space for fridge/freezer, sink with drainer unit, splashbacks, power, integrated dishwasher, integrated microwave oven.

Rear Hallway:
13'8" x 3'2" (4.18m x 0.98m)
UPVC double glazed back door to front aspect, doors to bedrooms two and three, door to bathroom, laminate flooring, stairs to first floor landing, smoke alarm, spotlights.

Bedroom Two:
10'6" x 9'7" (3.22m x 2.94m)
Fitted wardrobes, laminate flooring, UPVC double glazed window to front aspect, power, spotlights.

Bedroom Three:
12'6" x 7'3" (3.83m x 2.22m)
Currently being used as a home office, laminate flooring, UPVC double glazed window to rear aspect, spotlights, power.

Bathroom:
10'5" x 7'4" (3.18m x 2.26m)
Panelled bath with shower attachment, walk in double shower with rainfall head, W.C., vanity unit with inset wash hand basin, LED mirror, splashback, extractor fan, heated towel rail, LVT flooring, UPVC double glazed frosted window to rear aspect with inset blind, spotlights and skirting mood lighting.

First Floor Landing:
8'5" x 4'9" (2.58m x 1.45m)
UPVC double glazed window to side aspect, eaves storage, door to master bedroom, spotlights, smoke alarm.

Bedroom One:
12'0" x 10'7" (3.66m x 3.25m)
Fitted wardrobes, UPVC double glazed window to front aspect, spotlights, power, door to en-suite.

En-Suite:
8'9" x 7'4" (2.67m x 2.26m)
Walk in double shower with shelving, W.C., vanity unit with inset wash hand basin, shaving point, LED mirror, extractor fan, heated towel rail, spotlights, eaves storage, LVT flooring.

Storage Room One:
12'7" x 6'10" (3.86m x 2.10m)
Approached via a UPVC door into, UPVC double glazed frosted window to side aspect, power & lighting.

Storage Room Two:
12'7" x 6'4" (3.84m x 1.95m)
Approached via a UPVC door into, UPVC double glazed frosted window to side aspect, power & lighting.

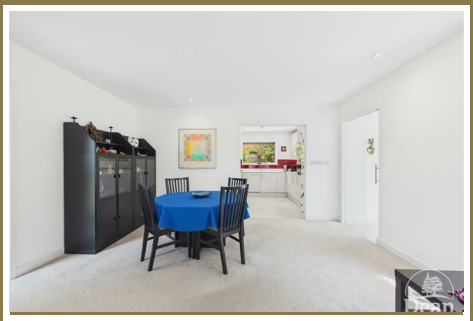
Garage:
19'8" x 14'1" (6.00m x 4.30m)
Canopy door to front, UPVC door to back, power and lighting.

Outside:
Externally, the property occupies a beautifully established plot, surrounded by mature trees, colourful planting & landscaped gardens that create a wonderful sense of privacy and tranquillity. A pathway leads from the front gate through the garden to the entrance, bordered by well-stocked flower beds, ornamental shrubs & attractive specimen trees, while the elevated position enjoys delightful views across the surrounding greenery.

The gardens have been thoughtfully designed to provide a variety of outdoor spaces to enjoy throughout the seasons. A generous paved terrace offers the perfect setting for al fresco dining and entertaining, with ample space for outdoor furniture whilst taking in the picturesque outlook. Beyond, winding pathways meander through beautifully planted gardens featuring mature shrubs, flowering borders, ornamental trees & areas of lawn, creating a peaceful retreat rich in colour and wildlife.

Additional terraced gardens provide further seating areas & low-maintenance planted beds, while the abundance of established greenery ensures excellent privacy. The property also benefits from a detached garage & ample off road parking, completing this impressive outdoor space that perfectly complements the home's enviable setting.

To the front of the property is a hard standing area with planning permission to build a garden room.



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Road Map

Hybrid Map

Terrain Map

Floor Plan

Viewing

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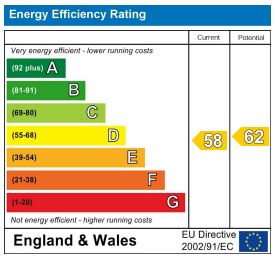
Energy Efficiency Graph



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14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

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