



The Croft
Kempley, Dymock GL18 2BU



STEVE GOOCH
ESTATE AGENTS | EST 1985

The Croft

Guide Price £750,000

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A SPACIOUS FOUR BEDROOM DETACHED CHALET BUNGALOW situated in an **IDYLLIC UNSPOILT VILLAGE LOCATION** with **UN-INTERRUPTED VIEWS OVER COUNTRYSIDE TOWARDS THE MALVERN HILLS, FIRST FLOOR MASTER SUITE, EXTENDED KITCHEN / LIVING / DINING AREA** with **SUN ROOM** and **VIEWING TERRACE, MULTIPLE OUTDOOR ENTERTAINING AREAS, DOUBLE GARAGE** and **AMPLE OFF ROAD PARKING**, situated in just over **HALF AN ACRE**.

The property is situated in the village of Kempley which has 2 Churches, Village Hall and is approximately 2.5 miles from Dymock which offers amenities to include a Parish Church, Public House, Garage and Primary School with Senior Schooling and further facilities available in Newent approximately 4 miles away.

The village is also approximately 2-3 miles away from the M50 junction 3 for connection to the M5 for the Midlands, the North and South West.



Enter the property via side aspect UPVC double glazed door into:

ENTRANCE PORCH

6'2 x 3'9 (1.88m x 1.14m)

Through further wooden door into:

ENTRANCE HALL

Tiled floor, single radiator, stairs leading off, inset spotlighting, thermostat control. Opening through to:

LOUNGE

13'8 x 15'2 (4.17m x 4.62m)

Cast iron logburner, tiled hearth, double radiator, exposed ceiling beams, front aspect bay window, side aspect sliding doors to patio and gardens.

OPEN PLAN KITCHEN / FAMILY / DINING ROOM

29'4 max x 25'3 max (8.94m max x 7.70m max)

Tiled flooring throughout, fitted handmade wooden kitchen with granite worktops and tiled splashbacks, double bowl Belfast sink unit with mixer tap, six ring gas top Aga oven, central island, inset spotlighting, double radiator, side and rear aspect triple glazed windows.

The dining area has tiled flooring, double radiator, spotlighting, which opens through to:

The sun area, having tiled flooring, sky light and inset spotlighting, full height rear aspect windows with stunning views of the Malvern Hills, side aspect bi-folding doors to raised deck area, UPVC triple glazed back door to the patio area. Door to:

UTILITY

11'5 x 5'5 (3.48m x 1.65m)

One and a half bowl stainless steel sink with mixer tap, base and wall mounted units with wooden worktops and tiled splashbacks, plumbing for washing machine, integrated AEG oven and microwave area, chrome heated towel rail, spotlighting, tiled floor, side and rear aspect windows.





BEDROOM 2

12'8 x 10'9 (3.86m x 3.28m)

Wooden flooring, radiator, front aspect bay window.

BEDROOM 3

10'9 x 10'8 (3.28m x 3.25m)

Single radiator, side aspect window.

BEDROOM 4

14'7 x 7'9 (4.45m x 2.36m)

Double radiator, rear aspect window enjoying stunning views of the Malvern Hills.

STUDY

10'8 x 10'0 (3.25m x 3.05m)

Oak flooring, cast iron fireplace with ornate tiled surround, single radiator, exposed beams, side aspect window.

BATHROOM

10'6 x 5'8 (3.20m x 1.73m)

White suite comprising panelled bath with inset Mira shower system over, WC, vanity wash hand basin with cupboards below, mixer tap, tiled splashbacks, double radiator, extractor fan, side aspect frosted window.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

MASTER SUITE

24'9 x 14'6 (7.54m x 4.42m)

Oak flooring, double radiator, inset spotlighting, side aspect Velux roof light, two rear aspect dormer style triple glazed Velux windows, Juliet balcony enjoying breathtaking views of the Malvern Hills.

EN-SUITE

9'2 x 6'9 (2.79m x 2.06m)

Double shower cubicle with overhead and detachable showers, WC, wall mounted wash hand basin with mixer tap, chrome heated towel rail, shaver point, rear aspect Velux roof light.

WALK-IN WARDROBE

7'10 x 4'3 (2.39m x 1.30m)

OUTSIDE

A block paved driveway provides off road parking for six to eight vehicles, which in turn leads to:

DETACHED DOUBLE MARLEY GARAGE

Accessed via up and over door automatic door to the front, outside lighting and electric pod point car charging.

GARDEN

Gated access from the driveway (the driveway to the garden is a second driveway) leads to the rear gardens where there is a greenhouse, wooden built garden shed, further greenhouse, wooden built summer house all electrified, oil tank, tree house with slide, raised planter area. Surrounding the rear of the property is a block paved seating area with external staircase leading up to the raised terrace leading out from the sun room. Steps from here lead down into:

BASEMENT ROOM

11'7 x 10'10 (3.53m x 3.30m)

Housing the Worcester oil-fired boiler and consumer unit, sink unit.

The plot measures just over half an acre and has large wrap around lawned areas and several mature trees, small orchard with fruit trees, composting area. To the other side of the property, a large crazy paved patio area with canopy seating area, is in front of the back door from the kitchen. There is a bin storage area to the front of the property. The gardens are all enclosed by hedging and fencing and offers beautiful views over neighbouring countryside and towards the Malvern Hills.

There is a second five bar gated vehicular access to the right hand side of the property as you approach the front.

SERVICES

Mains water and electricity, septic tank, oil-fired heating (oil-fired boiler).

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

Ultra Fast Broadband.





WATER RATES

Severn Trent.

LOCAL AUTHORITY

Council Tax Band: E
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

TO ADD NOT GIVEN ON TAPE.

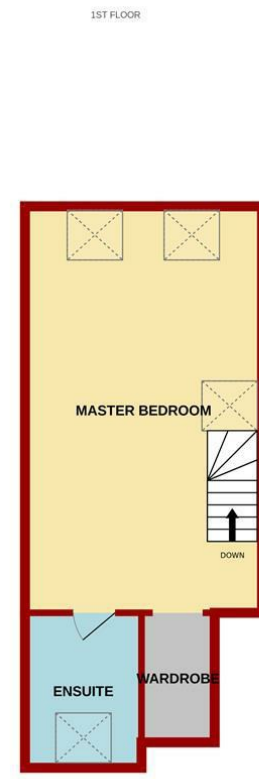
PROPERTY SURVEYS

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.

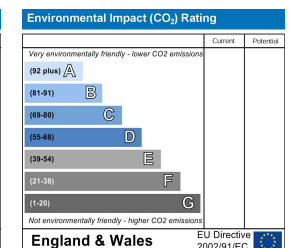
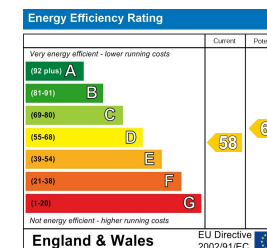




Measurements are approximate. Not to scale. Illustrative purposes only.
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