



23 Tinmans Green  
Monmouth NP25 4NB



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 23 Tinmans Green

## Monmouth NP25 4NB

£395,000

**A WELL-PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME situated in a QUIET AND SOUGHT-AFTER VILLAGE LOCATION, benefiting from DRIVEWAY PARKING FOR MULTIPLE VEHICLES, GARAGE, ENCLOSED REAR GARDEN, PRINCIPAL BEDROOM WITH EN-SUITE, and ATTRACTIVE WOODLAND VIEWS TO BOTH THE FRONT AND REAR, ALL BEING OFFERED WITH NO ONWARD CHAIN.**

Offering spacious and versatile accommodation throughout, this property is ideally suited to growing families seeking a peaceful setting with generous living space.

Perched in the beautiful Wye Valley, the sought-after village of Redbrook offers a wonderful blend of rural charm and everyday convenience. Situated on the banks of the River Wye and surrounded by stunning woodland walks and countryside scenery, the village is particularly popular with walkers, cyclists and those seeking a quieter pace of life. Redbrook benefits from a well-regarded village pub, community spirit and excellent access to nearby Monmouth, which provides a wider range of shops, restaurants, schools and leisure facilities. The area is also ideally placed for commuting to Newport, Cardiff and Bristol via excellent road connections.



## ENTRANCE HALLWAY

6'02 x 14'06 (1.88m x 4.42m)

Accessed via a wooden obscured double-glazed entrance door. Bright and welcoming hallway featuring laminate flooring, radiator, power points, and access to the ground floor accommodation.

## LOUNGE

10'03 x 16'07 (3.12m x 5.05m)

A spacious and well-presented reception room with a wooden double-glazed uPVC window to the front elevation enjoying woodland views. Features include coving, radiator, power points, TV point, and a gas fire providing an attractive focal point to the room. Double concertina doors lead through to the dining room.

## DINING ROOM

10'04 x 8'08 (3.15m x 2.64m)

A bright dining space with laminate flooring continuing through from the lounge. Double-glazed uPVC French doors provide access to the rear garden and patio area. Further benefiting from coving, radiator, and power points.

## KITCHEN

14'11 x 10'07 (4.55m x 3.23m)

Fitted with a range of wall, base, and drawer units with roll-top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over. Integrated oven with four-ring gas hob and extractor hood above. Space and plumbing for washing machine and space for fridge freezer. Double-glazed uPVC window overlooking the rear garden and wooden obscured double-glazed door providing external access. Additional features include radiator, power points, under-sink storage, tiled-effect vinyl flooring, and space for a breakfast table.

## WC

2'05 x 8'05 (0.74m x 2.57m)

Fitted with a WC and wash hand basin. Extractor fan fitted.

## LANDING

With built-in storage cupboard housing the hot water tank and loft access. The loft is boarded and fitted with lighting.





### **BEDROOM ONE**

**13'00 x 14'09 (3.96m x 4.50m)**

A generous double bedroom with wooden double-glazed uPVC window to the front elevation, radiator, power points, and ample space for furniture.

### **EN-SUITE SHOWER ROOM**

**5'11 x 5'08 (1.80m x 1.73m)**

Comprising a fully tiled walk-in shower cubicle with electric Mira shower, vanity wash hand basin with storage beneath, and WC. Wooden obscured double-glazed window to the front elevation, radiator, extractor fan, partial wall tiling, and grey vinyl flooring.

### **BEDROOM TWO**

**8'06 x 14'08 (2.59m x 4.47m)**

A further spacious double bedroom with wooden double-glazed uPVC window to the front elevation, radiator, power points, and space for bedroom furniture.

### **BEDROOM THREE**

**8'09 x 10'09 (2.67m x 3.28m)**

With wooden double-glazed uPVC window overlooking the rear garden and woodland beyond. Benefiting from radiator and power points.

### **BEDROOM FOUR**

**9'10 x 10'09 (3.00m x 3.28m)**

A well-proportioned bedroom with wooden double-glazed uPVC window to the rear elevation, radiator, and power points.

### **FAMILY BATHROOM**

**6'08 x 6'01 (2.03m x 1.85m)**

Fitted with a panelled bath with handheld shower over, WC, and wash hand basin. Complemented by partial wall tiling, obscured double-glazed window to the rear elevation, extractor fan, and wood-effect flooring.

### **OUTSIDE**

To the front of the property is a driveway providing off-road parking for up to two vehicles, alongside a front lawn with mature shrubs, plants, and decorative stone area. There is access to the garage and main entrance.



## **GARAGE**

**8'02 x 16'07 (2.49m x 5.05m)**

Accessed via an up-and-over door. Benefiting from power points and housing the wall-mounted gas-fired boiler.

## **GARDEN**

To the rear is a generously sized enclosed garden featuring a patio seating area, ideal for outdoor entertaining. Steps lead to a lawned garden bordered by mature plants, flowers, trees, and shrubs, all enclosed by fencing. The garden also benefits from woodland views all around.

## **SERVICES**

Mains gas, electricity, water and drainage.

## **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 - rates to be advised.

## **LOCAL AUTHORITY**

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## **TENURE**

Freehold

## **VIEWINGS**

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

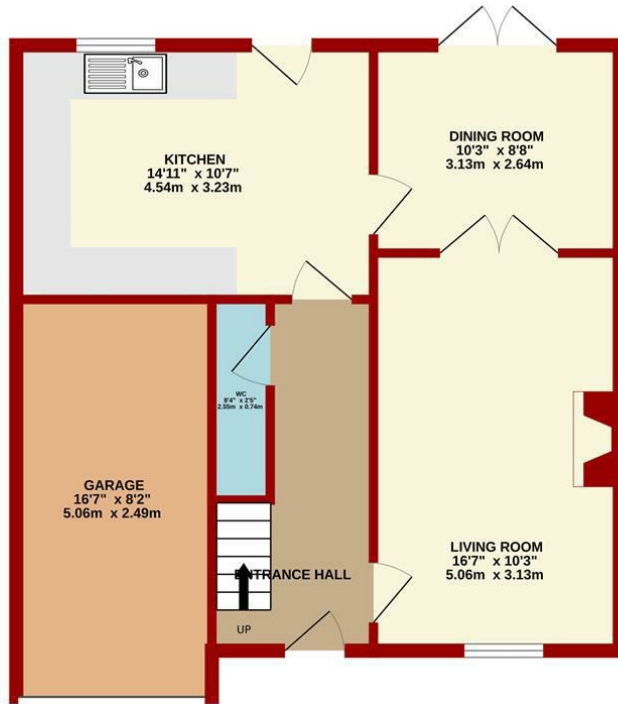
From Coleford, turn left at the traffic lights onto Staunton Road and continue along for approximately half a mile turning left signposted Newland/Redbrook. Proceed along this road for approximately 2 miles and on entering the village of Redbrook follow the road until reaching the T junction. Turn left onto the main road and proceed along turning left after the Village Store into Tinmans Green, where the property can be found on the left hand side.

## PROPERTY SURVEYS

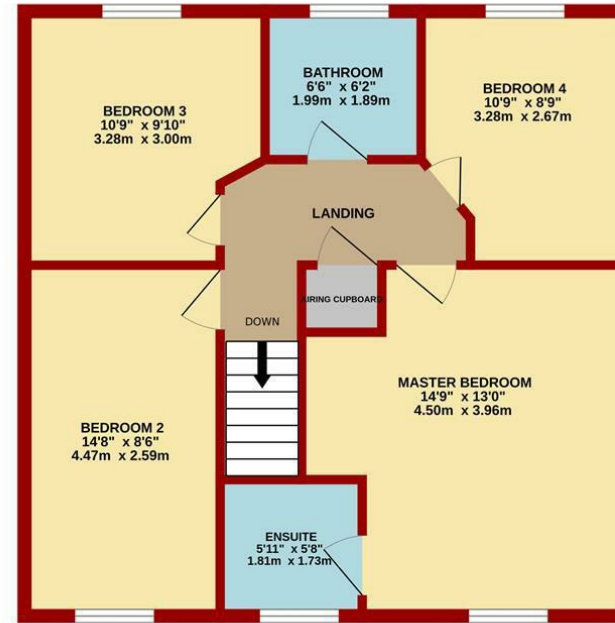
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



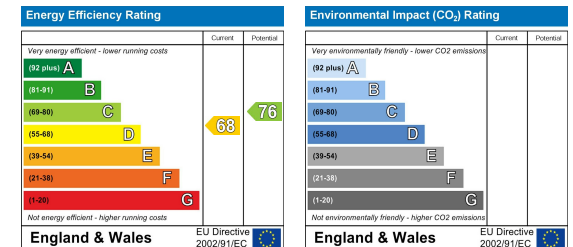
1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**MISREPRESENTATION DISCLAIMER**

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.





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