



Brockhollands, Bream, Lydney GL15 4PP | £325,000

Three Bedroom Terraced Cottage

Features:

- Coppice Woodland /Garden Area
- Off Road Parking
- Woodland Walks on your Doorstep
- Study/Bedroom Four on Lower Ground Floor
- Lounge
- Dining Room

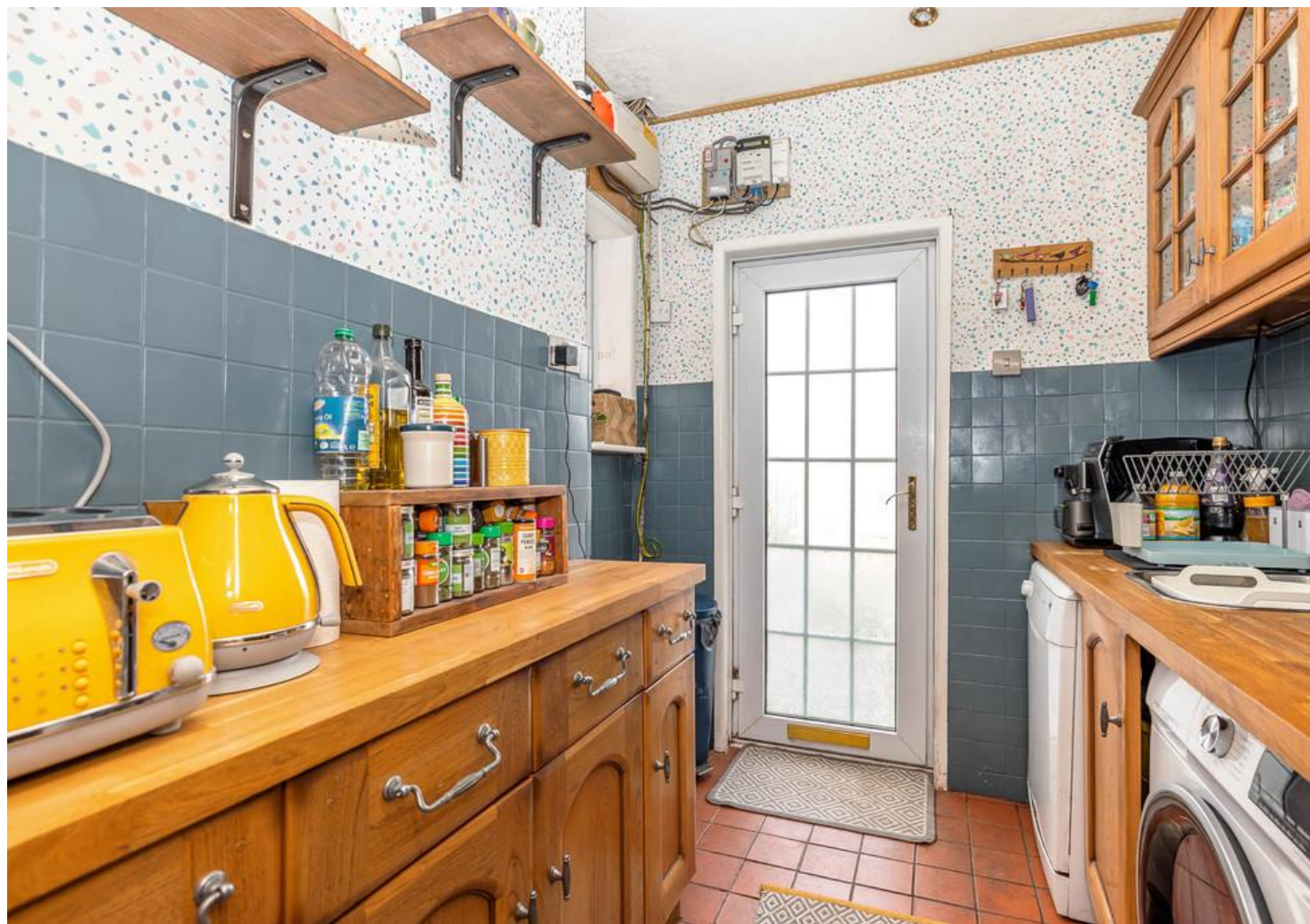
****Located in the Much Sought After Hamlet of Brockhollands**** Three/Four Bedrooms, Semi-Rural Location, COPPICE WOOD (approx third of an acre), Woodland Walks on your Doorstep, Kitchen, Dining Room, Lounge, on Ground Floor, Study/Bedroom Four on lower ground floor, Two Double Bedrooms and Bathroom on first floor, a generous size double bedroom on second floor, Front Garden, Driveway, Courtyard Garden at the rear, Lydney is only a five minute drive away.

KITCHEN 7' 9" x 6' 11" (2.36m x 2.11m) Quarry tiled floor, bespoke kitchen with wall, base and drawers units, solid wood work surfaces, inset stainless steel sink, built-in electric oven, four ring ceramic hob with extractor over, tiled splash-backs, window to side, recessed ceiling spot lights, power points, door to front garden, door through to dining room.

DINING ROOM 12' 11" x 8' 10" (3.94m x 2.69m) Wood effect laminate flooring, feature wood fire surround, quarry tiled hearth, recessed shelving, window to front, power points, ceiling light, stairs to first floor.

LOUNGE 14' 7" x 10' 5" (4.44m x 3.18m) Brick feature fireplace and hearth housing log burning stove solid wood mantle, wood effect laminate flooring, window to rear, door to rear courtyard garden, power points, ceiling light.

STUDY/BEDROOM FOUR 14' 7" x 9' 3" (4.44m x 2.82m) Feature beamed ceiling, recessed ceiling spot lights, skylight/fire escape, power points.



LANDING Doors to two of the bedrooms and bathroom, stairs to second floor bedroom.

BEDROOM ONE 14' 7max" x 10' 6max" (4.44m x 3.2m)
Wood effect laminate flooring, window to front with views of the surrounding countryside, ceiling light, power points, electric panelled heater.

BEDROOM TWO 13' 0" x 8' 9" (3.96m x 2.67m) Window to rear having views over woodland and fields, wood effect laminate flooring, power points, ceiling light, electric panelled heater.

BATHROOM 7' 7" x 7' 0" (2.31m x 2.13m) Rustic wood effect tiled flooring, bath with electric shower over, contemporary wash basin, WC, tiled walls, window to front, ceiling lighting, electric panelled heater.

STAIRS TO SECOND FLOOR

BEDROOM THREE 19' 3" x 10' 9" (5.87m x 3.28m) This is a generous size room having four Velux windows with fabulous views, recessed ceiling spot lights, power points, feature wooden beams, two electric panelled heaters.

OUTSIDE To the front of the property is a driveway providing off road parking, wooden gate leading to the front garden which is enclosed via panelled fencing, outside water tap.

To the rear is a court yard garden which is a lovely sun trap and is very private, gate leading to path which leads to the coppice wood which is adjacent to woodlands.

EPC: F

Council Tax Band: B

Tenure: Freehold

For more information on The Cottage or to arrange a viewing, please call the Lydney Office on 01594 368202





GROSS INTERNAL AREA
 FLOOR 1: 140 sq. ft, 13 m², FLOOR 2: 366 sq. ft, 34 m²
 FLOOR 3: 370 sq. ft, 34 m², FLOOR 4: 201 sq. ft, 19 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 35 sq. ft, 3 m²
 TOTAL: 1078 sq. ft, 100 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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