

Courtina Huntley Road
Tibberton GL19 3AF

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £449,950

A DECEPTIVELY SPACIOUS FOUR / FIVE BEDROOM DETACHED CHALET STYLE PROPERTY having FLEXIBLE and VERSATILE ACCOMMODATION, TWO GROUND FLOOR BEDROOMS and TWO EN-SUITE BEDROOMS TO THE FIRST FLOOR PLUS ADDITIONAL BEDROOM / STUDY, having a LOVELY UNSPOILT OUTLOOK TO THE REAR ONTO OPEN FARMLAND with VIEWS TOWARDS MAY HILL, GARAGE and OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

Tibberton is a picturesque and highly regarded village nestled within the beautiful Gloucestershire countryside, offering a peaceful rural lifestyle whilst enjoying excellent access to nearby towns and cities. Surrounded by attractive open countryside, the village boasts a strong community spirit and a range of local amenities, making it particularly appealing to families, professionals and those seeking a quieter pace of life.

The village benefits from Tibberton Community Primary School and Early Years Nursery, providing education for younger children, together with the historic Holy Trinity Church and the popular Taynton & Tibberton Tennis Club, which offers tennis courts, coaching and social activities for all ages. The well-attended Taynton & Tibberton Village Hall is a thriving hub of community life, hosting regular film nights, fitness classes, local history society meetings, Women's Institute gatherings and a variety of other clubs and organisations. A particular highlight of the village calendar is the annual Tibberton Show, a much-loved and well-supported event that brings together residents and visitors from the surrounding area.

For those who enjoy outdoor pursuits, the surrounding countryside offers numerous opportunities for walking, cycling and exploring, whilst the wider area provides access to golf courses, fishing, shooting and sporting clubs, including football, rugby and cricket.

Tibberton is conveniently situated approximately 5 miles from the historic market town of Newent, 6 miles from Gloucester and 12 miles from Cheltenham. Newent offers a selection of independent shops, supermarkets, cafés, public houses, healthcare facilities and secondary schooling. Gloucester provides a wider range of shopping, restaurants, leisure facilities and attractions, including the historic Gloucester Docks and Gloucester Quays, together with a mainline railway station. Cheltenham, renowned for its Regency architecture, excellent shopping, restaurants, festivals and racecourse, is also within comfortable travelling distance.

The village is well positioned for access to the A40, A417 and M5 motorway network, providing convenient connections to Ross-on-Wye, Hereford, Worcester, Bristol and the wider Midlands. Combining the charm of traditional village life with excellent accessibility and a welcoming community, Tibberton represents an attractive location for countryside living.



Entrance via half glazed frosted door through to:

ENTRANCE HALL
Single radiator, storage cupboard, stairs to the first floor.

LOUNGE
13'3" x 11'11 (4.04m x 3.63m)
Parquet flooring, radiator, front and side aspect windows with a lovely outlook over the garden. Fully glazed doors through to:

SITTING ROOM (IRREGULAR SHAPED)
14'0" x 11'3" (4.29m x 3.43m)
Wood burning stove, tiled hearth, double radiator, large picture side and rear aspect windows with the rear aspect having a lovely unspoiled view over surrounding fields and farmland. Opening leads through to:

DINING AREA
9'5" x 8'8" (2.87m x 2.64m)
Double radiator, rear aspect picture window with a lovely unspoilt outlook over surrounding fields and farmland.

KITCHEN
11'4" x10'2" (3.45m x3.10m)
Single drainer sink unit, mixer tap, cupboard under, mixture of base and wall mounted units, integrated AEG oven, microwave oven, four ring ceramic hob, built-in cooker hood above, dishwasher, recess for fridge / freezer, double radiator, front and side aspect windows. Half glazed door through to:

UTILITY
10'5" x 6'3" (3.18m x 1.91m)
Oil-fired central heating and domestic hot water boiler, plumbing for washing machine, front aspect window. Half glazed door through to the front and rear, sliding door to garage.

BEDROOM THREE
12'0 x 9'10" (3.66m x 3.00m)
Radiator, front aspect window overlooking the gardens.













BEDROOM FOUR / STUDY
9'11" x 7'1" (3.02m x 2.16m)
Built-in storage cupboard, single radiator, front aspect window.

SHOWER ROOM
8'3" x 5'10" (2.54m x 1.78m)
Open double shower cubicle, electric shower over, panelled surround, close coupled WC, wash hand basin, cupboards below, double radiator, side aspect frosted window.

FROM THE ENTRANCE HALL, AN OPEN TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

LANDING
12'8" x7'2" (3.86m x2.18m)
Good sized landing with storage space, radiator, access to roof space, front aspect roof light.

BEDROOM ONE
15'6" x 12'7" (4.72m x 3.84m)
Radiator, fitted double wardrobe, side aspect window with outlook onto surrounding farmland. Door to:

EN-SUITE
Fitted shower cubicle, shower over, vanity wash hand basin, tiled splash back, close couple WC, airing cupboard with hot water tank, slatted shelving, side aspect frosted window.

BEDROOM TWO
14'2" x 12'8" (4.32m x 3.86m)
Double radiator, door to walk-in dressing room (6'4" x 6'3") with radiator and hanging rail. side aspect window with a private outlook over the gardens.

EN-SUITE SHOWER ROOM
8'8" x 6'1" (2.64m x 1.85m)
Corner shower with electric shower over, tiled surround, vanity wash hand basin, tiled splashback, close coupled WC, heated towel rail.

BEDROOM FIVE / STUDY
8'8" x 7'10" (2.64m x 2.39m)
Single radiator, eaves storage space, rear aspect roof light, lovely outlook over surrounding fields and farmland.

OUTSIDE
A tarmac driveway, suitable for parking for four / five vehicles, leads through to:

DETACHED GARAGE
18'8 x 9'2 (5.69m x 2.79m)
Accessed via up and over door, power and lighting, side aspect window. Door to Utility.

To the side of the garage, there is a covered area (12'10" x 10'7") which has an outside tap and lighting. To the front of the property is a good sized lawn area, shrubs, bushes and wooden garden shed. Access to one side of the property leads through to a good sized side garden, lawned area, shrubs and trees boundary. This continues through to the rear where there is a further lawned area, trees and a SUBSTANTIAL WORKSHOP (17'6" x 9'10") with power and lighting, side aspect window. The rear garden has hedging and fencing surround and a superb unspoilt outlook onto surrounding fields and farmland with views of May Hill. The whole plot amounts to approximately one fifth of an acre.

AGENT'S NOTE
Probate has been applied for but not yet granted.

SERVICES
Mains water and electricity, septic tank, 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.

WATER RATES
Severn Trent - to be confirmed.

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.

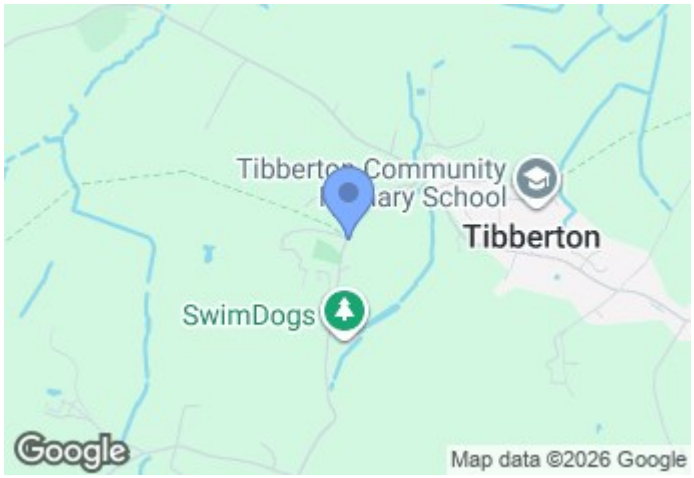
DIRECTIONS
Pass through Tibberton and turn left onto the Huntley Road where you will see a turning on your right hand side after approximately 300 - 400 yards signposted "Tibberton Court Farm". Proceed along this private driveway and after a short distance, the access to the property will be found on your right side as marked by our 'For Sale' board.

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

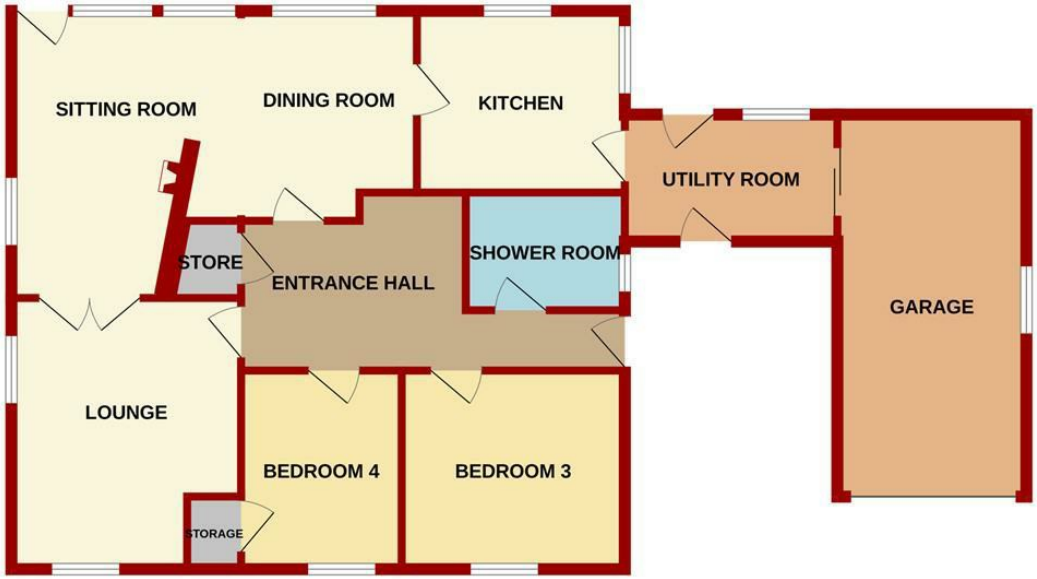
AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.







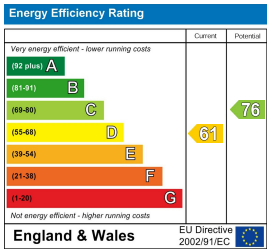
GROUND FLOOR

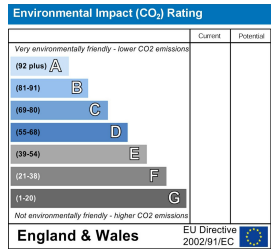


1ST FLOOR



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.

