Dean
ESTATE AGENTS

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

1 The Old Sawmills The Tufts

Bream, Lydney, GL15 6HL

£550,000

4 4 3 B

An impressive detached new build home offers beautifully designed, spacious accommodation, perfectly suited to modern family living while enjoying a peaceful countryside setting.

The property boasts four generous bedrooms, with an impressive three en-suite bathrooms, providing excellent comfort & flexibility for families and guests alike. The ground floor offers a superb choice of living spaces, including a spacious lounge, separate dining room & a versatile study, which could equally be utilised as a fifth bedroom, playroom or home office.

At the heart of the home is a contemporary kitchen, complemented by a separate utility room, creating a practical and stylish space for everyday living.

Outside, the property is equally impressive, benefiting from ample off-road parking, a double garage and attractive wrap-around lawned gardens. A patio area provides the perfect spot for outdoor seating and entertaining, while the property enjoys far-reaching countryside views, enhancing the sense of space and tranquillity.

Combining generous proportions, versatile accommodation and a wonderful rural outlook, this exceptional new-build home offers an exciting opportunity for those seeking contemporary family living in the popular village of Bream.

Approached via UPVC double glazed front door into:

Entrance Hallway:
8'5" x 16'8" (2.59m x 5.09m)
UPVC double glazed window, double panelled radiator, power & lighting, door to the cloakroom.

Cloakroom:
3'0" x 9'3" (0.93m x 2.82m)
W.C., vanity sink unit, heated towel rail, UPVC double glazed window, extractor fan, tiled flooring, lighting.

Lounge:
12'10" x 16'7" (3.92m x 5.08m)
UPVC double glazed window, double panelled radiator, TV point, wall lights, door to the snug, power and lighting.

Study/Bedroom Five:
7'11" x 10'4" (2.43m x 3.16m)
UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Kitchen:
17'10" x 9'2" (5.46m x 2.81m)
Brand new kitchen with a range of base, wall and drawer units, a range of integrated appliances including a dishwasher, fridge/freezer, one and a half bowl composite sink drainer unit, four ring electric hob, extractor hood, a double integrated oven, breakfast bar, tiled flooring, double panelled radiator, UPVC double glazed window, door to the snug, door to the utility room, UPVC double glazed door to garden, power and lighting.

Utility Room:
8'10" x 5'7" (2.70m x 1.72m)
A range of base and wall units, stainless steel sink drainer unit, Worcester boiler, mains consumer unit, plumbing for a washing machine, UPVC double glazed window, tiled flooring, extractor fan, power and lighting.

Dining Room:
12'9" x 9'3" (3.89m x 2.82m)
UPVC double glazed window, double panelled radiator, TV point, door to the kitchen, power and lighting.

First Floor Landing:
9'3" x 13'8" (2.83m x 4.19m)
Spacious landing space with double panelled radiator, airing cupboard, loft access, smoke alarm, power and lighting.

Bedroom One:
12'7" x 12'11" (3.84m x 3.95m)
UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Bedroom Two:
10'0" x 13'1" (3.05m x 3.99m)
UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Ensuite To Bedroom Two:
5'9" x 6'0" (1.77m x 1.83m)
UPVC double glazed window, corner shower with sliding doors, W.C, vanity sink unit, half tiled and tiled flooring, extractor fan, heated towel rail, mirrored medicine cabinet with shavers socket inside, lighting.

Bedroom Three:
8'11" x 11'1" (2.74m x 3.38m)
UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Ensuite To Bedroom Three:

8'11" x 5'1" (2.73m x 1.56m)

Walk in shower with sliding door, W.C, vanity sink unit, heated towel rail, mirrored medicine cabinet with shavers socket inside, extractor fan, lighting.

Bedroom Four:

8'5" x 9'5" (2.58m x 2.88m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

Ensuite To Bedroom Four:

5'8" x 6'0" (1.75m x 1.85m)

UPVC double glazed window, Corner shower with sliding doors, W.C, vanity sink unit, half tiled and tiled flooring, extractor fan, heated towel rail, mirrored medicine cabinet with shavers socket inside, lighting.

Bathroom:

8'7" x 5'9" (2.64m x 1.76m)

UPVC double glazed window, white panelled bath with shower over, W.C, vanity sink unit, heated towel rail, tiled flooring, extractor fan, mirrored medicine cabinet with shavers socket, lighting.

Outside:

This property is set on a spacious plot that offers breathtaking views of the countryside. At the front, you'll find ample parking for several vehicles along with a double garage that has convenient side access. The front features a charming patio area equipped with outdoor lighting, making it ideal for furniture. A pathway runs along both sides of the house, leading to the back garden. Surrounding the entire home is a beautifully maintained lawn.

Double Garage:

20'4" x 20'9" (6.21m x 6.35m)

Up and over garage doors, power and lighting, side UPVC door.

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.
These details do not constitute any part of any Offer, Contract or Tenancy Agreement.
Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This

Road Map

Hybrid Map

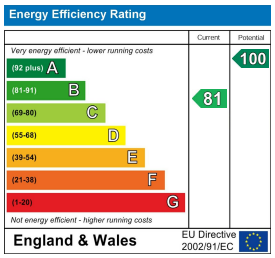
Terrain Map

Floor Plan

Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

The Property Ombudsman