



Wisteria Tibberton lane

Tibberton, Gloucester, GL2 8EB

Offers over £315,000



Murdock and Wasley are proud to present this charming three-bedroom detached cottage offering a rare opportunity to acquire a beautifully extended home brimming with character, nestled along the picturesque Tibberton Lane, set within idyllic Gloucestershire countryside.

Full of warmth and personality, the property seamlessly blends period charm with modern living. Inside, you'll find a wealth of character and thoughtfully designed living spaces that create a cosy yet versatile family home. The extension enhances the ground floor, providing generous and flexible accommodation ideal for both everyday living and entertaining.

Upstairs, three well bedrooms offer peaceful retreats, each enjoying delightful rural outlooks that truly capture the essence of country living.

Externally, the property continues to impress with its tranquil surroundings, courtyard rear garden and beautiful front garden, offering a sense of privacy and escape, while still remaining accessible to nearby amenities and transport links.

This is a truly special home, perfect for buyers seeking countryside living without compromising on space, charm, or convenience.



Porch

Accessed via wooden door, door leading to:

Hallway

Power points, tiled flooring, inset ceiling spotlights, radiator, utility space with plumbing for washing machine and tumble drier, stairs leading to first floor, doors leading to:

Living Room

Powerpoints, TV point, radiator, tiled flooring, inset ceiling spotlights, wood burning stove, front aspect upvc double glazed bay window

Dining Room

Power points, radiator, tiled flooring, inset ceiling spotlights, wood burning stove, front aspect upvc double glazed window, upvc french doors leading to patio,

Kitchen

Range of wall, base and drawer mounted units, solid wooden worksurfaces, ceramic sink with mixer tap over, appliance points, power points, oven/grill with four ring electric hob and extractor hood over. space for fridge freezer, space for dishwasher. Inset ceiling spotlights, tiled flooring, partly tiled walls, radiator, rear aspect upvc double glazed windows, upvc double glazed door leading to garden. Door leading to:

WC

Low level WC, partly tiled walls, rear aspect frosted upvc double glazed window.

Bedroom One

Power points, radiator, built in wardrobes, front aspect upvc double glazed window,

Bedroom Two

Power points, radiator, built in wardrobes, built in storage cupboard, double aspect to front and rear upvc double glazed windows.

Bedroom Three

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising of bath with mixer taps above, low level wc, hand wash basin with mixer tap over, step in shower cubicle with shower off the mains, partly tiled walls, rear aspect frosted upvc double glazed window.

Outside

Outside, the home has delightful front and rear gardens plus enviable views across neighbouring countryside.

To the front paved pathway leads you directly to the front door, bordered by well-established planting that provides a sense of privacy and maturity. The garden itself is predominantly laid to lawn, offering a neat and open outlook, while thoughtfully arranged shrubs, hedging, and small trees add depth and seasonal interest throughout the year. A delightful seating area is tucked to one side

The rear garden rear garden offers a wonderful blend of outdoor entertaining space and tranquil countryside outlook. A generous paved patio provides the perfect setting for al fresco dining and relaxation, complete with a charming seating area and well-stocked raised borders bursting with a variety of mature shrubs and plants. Beyond the patio, the garden opens up to uninterrupted views across open fields, creating a real sense of space and privacy rarely found.

Tenure

Freehold

Services

Mains water, drainage, electricity and oil.

Local Authority

Forest Of Dean District Council:

Council Tax Band D

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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