



ST BRIAVELS

Guide price **£800,000**



CIDER ORCHARD HOUSE

Coleford Road, Gloucestershire GL15 6TW



Modern country home on 1.7 acres
Kitchen diner, large lounge, annexe
Primary bedroom with ensuite and balcony

Located on the fringe of the thriving and historic village of St Briavels, this welcoming four-bed detached home can offer village living and yet an estate of 1.7 acres that ensures this is a private and peaceful place to call home. With ample parking on an impressive sweeping driveway hiding behind a tall hedge and fancy metal gates, there's plenty of room to entertain visitors.

Outside, the substantial sun-drenched terrace in the rear garden that overlooks the vast expanse of lawn is the place to soak in the views and the atmosphere while enjoying alfresco dining and socialising, or conversely sinking into secluded silence with a good book.

Inside, the house has a large and lovely dual aspect lounge with added log burner ensuring a cosy ambience during the colder months. There's a spacious kitchen diner that has a lounge area too, connected to the garden terrace via French doors creating perfect indoor-outdoor flow.

The four bedrooms are all doubles with the primary boasting a private balcony with absorbing, far-reaching views, as well as an ensuite bathroom. The property can also shine even more brightly with its ability to incorporate onsite multi-generational living for the younger or older generation via a one-bedroom, two-storey annexe attached to the main home but also with its own entrance.



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KEY FEATURES

- Located off a quiet road on the edge of the village
- Modern family home in substantial grounds with potential
- Spacious lounge with log burner
- Kitchen diner with bonus lounge and doors out to the garden
- Stunning primary bedroom with ensuite and private balcony
- Bonus two-storey, self-contained annexe



STEP INSIDE



Just along the lane is the village of St Briavels that can surely boast one of the best rural locations for many miles, nestled into Gloucester's Forest of Dean and yet on the boundary of the Wye Valley Area of Outstanding Natural Beauty.

This delightful duo of stunning scenery can surely tempt you with every outdoor activity the countryside can offer, from woodland walks and mountain biking, to river-based pursuits such as canoeing and kayaking, or for a more sedate experience, finding the perfect place under a tree or on the river bank to place your picnic blanket and relax. Back at the village and history tells us that the village has been an important location for many centuries, boasting a 12th century castle built as the administrative and judicial centre of the Forest of Dean – a royal hunting ground where the game was protected and the king alone was allowed to hunt.

No need to hunt too far for a pub, primary school, a church and two chapels, a doctor surgery and a shop though, as this thriving village can offer them all.

But just a few miles down the main road is Coleford, a town that can offer a wider range of choice of everyday everything, and can be reached via bus or car via the main road from the village that then leads further into the Forest of Dean and towards Gloucester.

To the south that road meanders through the village and heads down to Chepstow with further shops and socialising choices plus access to a mainline railway route and the main motorway network via the M48, M4 and M5.

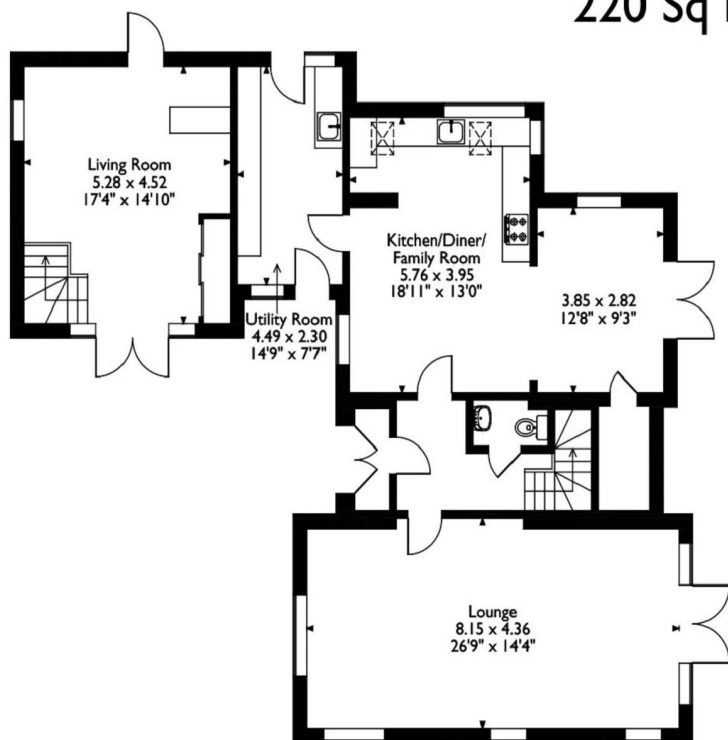
Step inside this handsome house to reveal a modern family home with light and spacious rooms designed to create social spaces where lifelong shared memories are created.

The L-shaped design of the house means that the front door is nestled into the centre of the home and, once through the handy porch, the hall welcomes with neutral tones accented by wood and two enticing doors hiding fabulous rooms behind them.

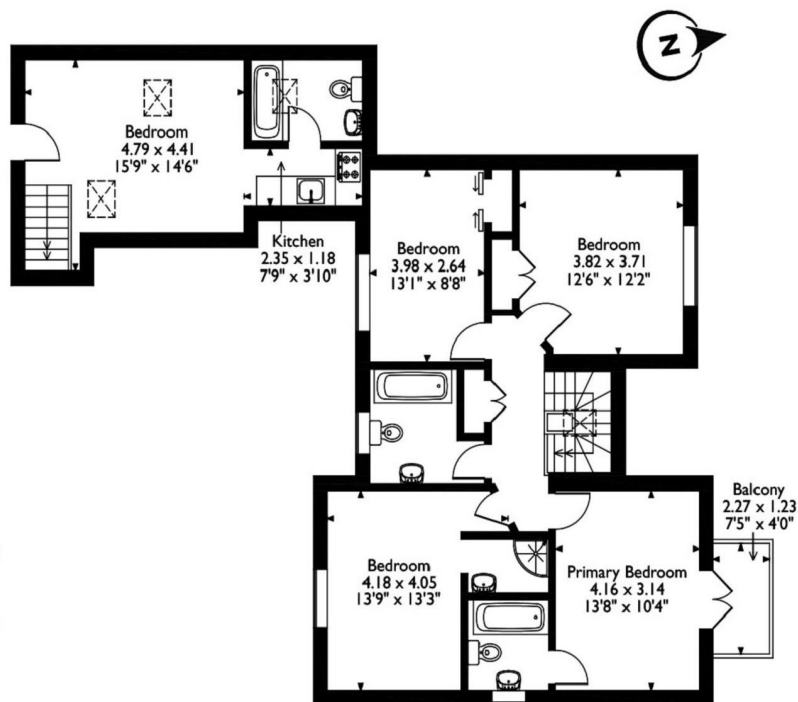
To the right the lounge is calling you to visit and as a reward can offer a spacious room that spans the whole depth of the house and is a social hub of the home throughout the year, with the central fireplace the star of the space in the winter. Nestled into a comfy chair or stretched out on a squishy sofa around the roaring log burner is a perfect winter evening scenario, chatting into the night with family and friends or watching a movie or the match.

But in the warmer weather the room morphs into a cool haven, with French doors at one end offering seamless connection to the sunny garden terrace and a shady retreat inside when the sun's rays become too strong.

Approximate Gross Internal Area 220 Sq M/2368 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

But the house can offer another heart of the home's space that effortlessly combines cooking, eating and chilling out within one, well-designed room. Behind the other door in the hall is a kitchen diner with bonus lounge space, and there's even a set of French doors that lead to that inviting garden terrace, so the socialising and partying can spill outside with ease.

The well-equipped, country-style kitchen flooded with light from two hidden roof windows happily welcomes a dining table at its centre, so the cook has constant company while a feast is prepared. From a lazy weekend brunch, to sharing lunchtime with friends, to a family evening meal or dinner party, the room is a central space to share it all.

The dual aspect lounge area at one end of the room is a welcome bonus that offers a retreat to relax after the meal is done, or a delightful reading nook with a view of the garden as a regular distraction, however good the book.

More great design is found off the kitchen via a sizeable utility room that can offer a door out to the rear garden and a second door out to the driveway, parking and front garden. Within this room is yet another intriguing door, and this one reveals another bonus space. This wing of the L-shaped home is dedicated to a self-contained annexe that has its own entrance via a set of French doors as well as being connected to the main house via the utility room.

Used as an annexe to support multi-generational living at the home for the older or younger generation or as a potential holiday let, subject to planning consent, this fabulous, surprise extra space offers a generous living room on the ground floor and a bedroom, small kitchen and bathroom on the first floor. If you want to explore the four bedrooms of the main house, then a short trip back to the central hallway is required where the main staircase leads you up to a central landing from which all bedrooms and the family bathroom can be accessed - more effective and efficient design that ensures this home's flow is effortless.

All bedrooms are doubles and have an expansive garden and rural view, with two boasting built-in cupboards. Bedroom two can boast an en-suite with basin and shower room, but it's the primary bedroom that can show-off the best feature. Of course, it has an en-suite that includes a full-size bath for the option of a relaxing and private soak in the tub before bedtime, but the space can boast a private balcony too.

Accessed via a set of French doors, that also provide a stunning view to wake up to every morning, throw them open to allow summer breezes to waft in and you to waft out with a morning coffee and newspapers to start the day the right way with alfresco dining on your own balcony.

When the sun sets over the rural landscape and the stars appear, when the weather begins to show its wild side, when the birds soar and the clouds dance across the sky - this balcony can rightly claim to offer you the best front row seat from which to enjoy it all.

STEP OUTSIDE



Step outside into a peaceful garden that surrounds the home with immaculate lawns, a party patio that is so spacious that it can easily entertain an abundance of friends and family, backed by sweeping rural views.

Behind the impressive metal entrance gates off a quiet country lane, the substantial driveway welcomes visitors with ample places to park as well as the first glimpse of the handsome home and its cream render and brick facade that hints at a modern family home waiting to be explored. But there's so much to discover in the sizeable 1.7 acre plot first, with the front expanse of lawn a sea of green flanked by high hedges that successfully provide privacy, but it's at the rear of the house that the outdoor space really shines. The sun-drenched terrace is the sociable hub of the space, easily welcoming multiple visitors to a summer BBQ or alfresco evening meal. Conversely, it is a peaceful spot to enjoy solitude with a morning coffee, a good book or a night-time star-gazing session - surrounded by hedges and fences. There is another spacious area that has various potential and an incredible view at the end, that feels like your own isolated island.

The size of the lawn that stretches to a high hedge at the back is perfect for playing games and welcoming children's play equipment and still have a huge amount of space remaining.

But this garden has a surprise - behind the high hedge at the end is another vast lawn with an incredible rural view at the end that stretches to the horizon.

INFORMATION

Postcode: GL15 6TW

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: TBC





DIRECTIONS

The best approach is from the B4228 Chepstow Coleford Road. Some 8 miles from Chepstow after entering the village of St Briavels, carry on down the road until you almost exit the village. There is a lay by on the left hand side, take this turning the the property is located right in front of you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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