



## Touchwood, Woodland Road

Christchurch, Coleford, Gloucestershire, GL16 7NR

£395,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this four bedroom, detached house situated in the sought after location of Christchurch.

The family home has adjoining woodland with a double garage and off-road parking. The accommodation comprises of a sizable lounge/diner, a storage filled kitchen, a downstairs shower room, three bedrooms and a family bathroom upstairs. There is a further bedroom downstairs which could be used as another reception room.

Ross-on-Wye and Monmouth town are within a 30-minute drive.

Berry Hill has many amenities including two convenience stores, a public house, a pharmacy and schools.

VIEWING HIGHLY RECOMMENDED.



Approached via door into:

#### Entrance Porch:

With windows and tiled flooring, exposed stone wall and door to the entrance Hall.

#### Entrance Hallway:

With exposed stone wall, a radiator, stairs to the first floor, tiled flooring, access to loft space and doors to the ground floor bedroom and lounge.

#### Ground Floor Bedroom Four:

Ground floor with a radiator and window to the front aspect.

#### Lounge:

Rear aspect with sliding double glazed doors to the gardens, a wood burner with stone surround, tiled flooring, recess ceiling lights, a radiator.

#### Dining Room:

With a double panelled radiator, under stairs cupboard and tiled flooring.

#### Inner Hallway:

With window, tiled flooring and doors to the kitchen and a shower/utility room.

#### Shower/Utility Room:

A ground floor with shower cubicle, tiled flooring, window, plumbing for an automatic washing machine, a sink unit with cupboard beneath, heated towel rail and W.C.

#### Kitchen:

Fitted kitchen comprising of base units with drawers, wall cupboards, one and a half bowl sink unit with a flexi hose tap, five ring gas hob, tiled flooring, an integrated electric oven, window to side aspect, ceiling track spotlighting, door to the rear lobby, plumbing for a dishwasher.

#### Rear Porch:

Door to the kitchen.

#### First Floor Landing:

Access to loft space, double power point and window to side.

#### Bedroom One:

Front aspect window, a radiator and built in cupboard. Views to the local church and green areas.

#### Bedroom Two:

Rear aspect window looking into woodland, a radiator and built in cupboard.

#### Bedroom Three:

Rear aspect with woodland views via twin windows, a radiator and wall shelving, built in wardrobes and cupboard.

#### Bathroom:

With a bath, a shower over the bath with glass screen, sink unit, airing cupboard, tiled walling, an

extractor fan, recess ceiling lights, window to front, heated towel rail, wall cupboard with mirror.

### Outside:

To the front one will find gravelled gardens with shrubs, a pathway leading to the entrance porch benefiting from an outside light. To the left side one will find a path with gate leading to the rear gardens.

The rear gardens are extremely private and enclosed comprising of a covered seating area to

the immediate rear of the house, outside lighting, side path with gate to the front, hedged boundaries, patio areas, a vegetable plot, greenhouse, lawns, gate to woodlands, part fenced.

### Outbuilding:

With power and lighting, cloakroom and window to side. Ideal for office use.

### Double Garage:

15ft x 15ft approximately. Access via Forestry Commission land to the rear.



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## Road Map



## Hybrid Map



## Terrain Map



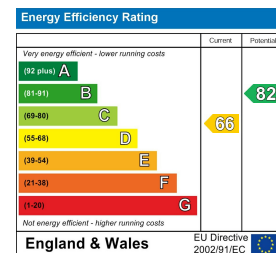
## Floor Plan



## 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



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