



## Honeysuckle House

Staunton, Coleford, GL16 8PA

£435,000



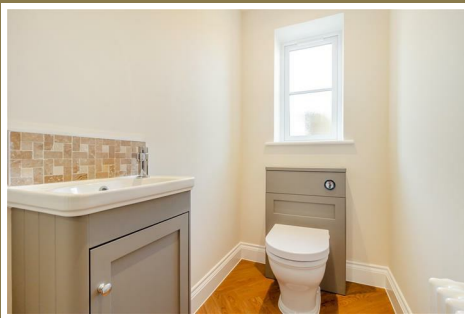
**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** We are extremely excited to offer to the market this newly built family home in a sought after village location. The vendors have gone to great lengths to built a contemporary, modern property but still capture the traditional style and natural beauty of the area.

The property itself is thoughtfully laid out to create a wonderful family home, the kitchen/dining/family room would be a fantastic hub of the home with a kitchen island with breakfast bar and many integrated appliances, this looks out over the low maintenance rear garden with patio, perfect for sitting outside enjoying a drink in the sunshine. There is a separate spacious lounge for relaxing in the evenings, a handy downstairs cloakroom and utility room.

Upstairs the master bedroom enjoys a dressing room and modern en-suite, the other two bedrooms are both doubles with fitted wardrobes, the bright and airy family bathroom comprises of bath with shower over.

The property is a beautifully detailed family home with an immaculate finish, from the solid wood interior doors and traditional-style column radiators throughout to the TV points in many of the rooms, power sockets throughout the property and the gorgeous composite double glazed windows which are white coloured internally and agate grey externally to match the exterior fascia.

The home is situated in the sought after village of Staunton on the edge of the Forest of Dean and only a short distance from the bustling town of Monmouth and the scenic area of the Wye Valley. The village has a popular public house/restaurant and a beautiful church dating back to the 11th Century.



Approached via an open sided wood framed porch with a composite slate roof and brick pillars and composite front door into:

**Entrance Hallway:**  
9'10" x 7'10" (3.02m x 2.40m)

Composite double glazed frosted window to front aspect, radiator, herringbone parquet wood flooring, smoke alarm, stairs to first floor landing, doors to utility room, cloakroom, lounge and kitchen/dining/family room, power and spotlights, Honeywell home thermostat.

**Kitchen/Dining/Family Room:**  
24'3" x 12'4" (7.40m x 3.76m)

A range of shaker style pebble-coloured base units, wall units and drawers, solid oak worktops & upstands, Belfast double sink with mixer tap, a Hunter Green kitchen island with breakfast bar, units and wicker basket shelving, integrated dishwasher, Hotpoint five ring LPG hob, tiled splashbacks, Hotpoint extractor hood, integrated Hotpoint microwave oven, integrated Hotpoint oven, integrated fridge/freezer, two radiators, composite double glazed window to front aspect, composite double glazed sliding doors to

rear garden, power and spotlights, TV point, smoke alarm, door to understairs storage cupboard, herringbone parquet wood flooring.

**Lounge:**  
13'10" x 10'11" (4.22m x 3.33m)

Composite double glazed window to rear aspect overlooking the rear garden, radiator, TV point, power and lighting.

**Utility Room:**  
9'11" x 5'9" (3.04m x 1.77m)

A range of shaker style pebble-coloured base units, solid oak worktop & upstand, Worcester boiler, radiator, one and a half stainless steel sink with drainer unit and mixer tap, space for washing machine and tumble dryer, herringbone parquet wood flooring, composite double glazed window to front aspect, power and spotlights.

**Cloakroom:**  
6'0" x 3'9" (1.83m x 1.15m)

Dark grey vanity unit with inset wash hand basin and matching W.C. unit, tumbled travertine splashback, radiator, extractor fan, composite double glazed frosted window to side aspect, spotlights, herringbone parquet wood flooring.

#### First Floor Landing:

16'0" x 6'1" (4.88m x 1.87m)

Doors to all bedrooms and bathroom, composite double glazed window to rear aspect, radiator, smoke alarm, storage cupboard, spotlights and power.

#### Bedroom One:

12'4" x 11'1" (3.78m x 3.40m)

Composite double glazed window to rear aspect, radiator, TV point, power and lighting, doors to dressing room and en-suite.

#### Dressing Room:

6'3" x 5'6" (1.91m x 1.69m)

Loft access, power and spotlights.

#### En-Suite:

8'10" x 5'0" (2.71m x 1.54m)

Walk in double shower unit with rainwater shower and handheld attachment, agave coloured vanity unit with inset wash hand basin and matching W.C. unit, partly travertine walls, travertine flooring, heated towel rail, spotlights, composite double glazed frosted window to front aspect, extractor fan, spotlights.

#### Bedroom Two:

12'0" x 9'4" (3.67m x 2.85m)

Fitted double wardrobe with solid oak doors, composite double glazed window to rear aspect, radiator, TV point, power and lighting.

#### Bedroom Three:

12'0" x 9'4" (3.66m x 2.86m)

Fitted double wardrobe with solid oak doors, composite double glazed window to front aspect, radiator, TV point, power and lighting.

#### Bathroom:

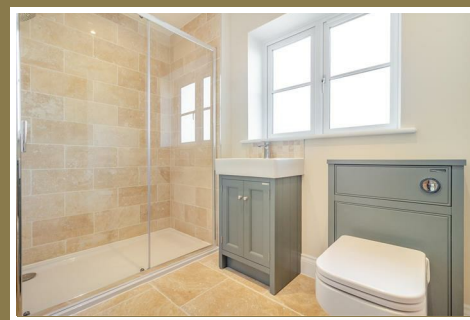
8'5" x 8'0" (2.58m x 2.44m)

Cashmere coloured panelled bath with overhead shower, glass shower screen, cashmere coloured vanity unit with inset sink and matching W.C. unit, extractor fan, spotlights, composite double glazed frosted window to front aspect, partly tiled walls, tiled flooring, heated towel rail.

#### Outside:

At the front of the property there is a block paved driveway suitable for two vehicles, there is a level lawn to the front of the property and attractive borders around the edge. There is a low wall separating the garden from the road which was built from reclaimed stone from the site. A paved pathway leads to the front door and around both sides of the property to the rear garden. There is a provision in place for an electric car charging point.

The attractive low maintenance rear garden is enclosed by walling and fencing to make it very private. The patio area which is retained by sleepers is a perfect place for seating, there is a level lawned area and the garden is outlined by raised borders with plants and shrubs.



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## Road Map



## Hybrid Map



## Terrain Map



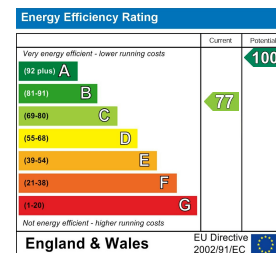
## Floor Plan



## 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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