



## School House Woodland Road/ Bracelands Drive Christchurch, Coleford, GL16 7NR

£405,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are delighted to offer for sale this stunning detached house with a welcoming original stone-built entrance porch providing access to the traditional and modern accommodation.

The property is located in the idyllic village of Christchurch, Coleford, within a moment's walking distance of woodland.

This stunning property comprises a cozy lounge with a feature stone fireplace, a sitting room that could be utilized as a fourth bedroom, a spacious fitted kitchen, a cloakroom, a utility room, and a dining room. The first floor includes three double bedrooms with far reaching countryside views, a sizable family bathroom, and a spacious connecting landing.

The main gardens are stunning and enclosed with fenced boundaries.

To the rear, there is off-road private parking for several vehicles enclosed with a traditional forest stone wall, gated access and a stone entrance porch. There are a whole host of shrubs, seasonal flowering borders, trees, a gravel patio area, two wooden sheds, and a lovely garden.



Approached via a stone built porch with solid wood

#### Entrance Porch:

4'9" x 7'2" (1.47m x 2.19)

Stone built entrance, stone flooring, double glazed window.

#### Entrance Hallway:

12'5" x 6'3" (3.79m x 1.92m)

From the entrance hall, one will find a staircase to the first floor landing, a radiator, coved ceilings, the meter box, two double power points, digital heating control, wood flooring and smoke alarm.

#### Lounge:

12'0" x 10'0" (3.67m x 3.07m)

Front aspect with UPVC double glazed window, original wall panelling, a stone chimney breast with a log burner, a radiator, coved ceilings, solid wood flooring and TV aerial lead.

#### Dining Room:

10'5" x 8'3" (3.20m x 2.52m)

Rear aspect with UPVC double glazed window, coved ceilings, solid wood flooring, radiator.

#### Sitting Room:

12'4" x 11'5" (3.76m x 3.49m)

Front aspect with UPVC double glazed window, a radiator, original wall panelling, coved ceilings, a stone chimney breast, TV aerial lead, gas point, solid wood flooring and a serving hatch.

#### Kitchen:

9'10" x 10'9" (3.00m x 3.30m)

Rear aspect with a range of base units, wall cupboards, sink unit with a flexi hose tap, work surfaces, a double panelled radiator, an integrated electric double oven, an electric hob and an extractor fan over, tiled flooring, a serving hatch, UPVC double glazed window, recess ceiling lights, door to rear lobby.

#### Utility Room:

3'6" x 5'4" (1.07m x 1.65m)

Rear aspect with door to outside, plumbing for washing machine, tiled flooring and part tiled walls, shelving and power points.

#### Cloakroom:

2'11" x 5'4" (0.91m x 1.63m)

With WC, wash hand basin, a radiator, tiled walls and floor, shelving, UPVC double glazed window.

#### First Floor Landing:

18'0" x 6'6" (5.49m x 2.00)

An open space with access to the loft, UPVC double glazed window to the front aspect, a radiator, a double power point.

#### Bedroom One:

12'4" x 11'11" (3.78m x 3.64m)

Front aspect with UPVC double glazed window, a radiator, coved ceilings.

### Bedroom Two:

12'2" x 8'0" (3.72m x 2.45m)

Front aspect with UPVC double glazed window, a radiator and two separate storage cupboards with hanging and shelving.

### Bedroom Three:

10'10" x 8'2" (3.32m x 2.50m)

Rear aspect with UPVC double glazed window, a radiator, coved ceiling and sliding doors to storage/wardrobe.

### Family Bathroom:

5'8" x 10'10" (1.75m x 3.32m)

A modern yet traditional suite comprising of a separate shower cubicle hosting a thermostatic shower, a wash hand basin, WC, bath with a mixer tap shower, tiled walling, a radiator, coved ceilings and UPVC double glazed window.

### Rear Lobby:

Door to the rear, tiled flooring, coat hooks, shelving.

### Outside:

The property is approached from the Highway leading to a rear entrance that offers off-road private parking for multiple vehicles, all secured by a traditional forest stone wall. This area features gated access to the gardens and a stone entrance porch.

The rear of the house has an access pathway from the driveway to the rear entrance via the Utility room and rear lobby.

The main gardens are stunning and enclosed with fenced boundaries. There are a whole host of shrubs, seasonal flowering borders, trees, a gravel patio area, two wooden sheds and a lovely garden to be viewed.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



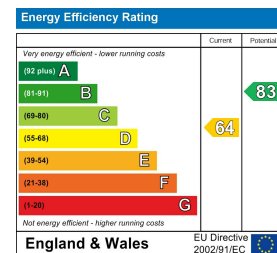
## Floor Plan



## 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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