



ELLWOOD

Guide price **£575,000**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01989 768484

WINSCOMBE

Bromley Road, Coleford, Gloucestershire GL16 7LZ



Detached, three-bedroom home on generous plot
Set in this highly desired village
Spacious accommodation

Winscombe presents a fantastic opportunity for those looking to create their dream home. With its solid structure and generous dimensions, the property has immense potential for modern updates and enhancements. Situated in the idyllic village of Ellwood, this property benefits from a peaceful, rural setting while being conveniently close to the amenities of Coleford.

The area is renowned for its community spirit, excellent schools, and beautiful surrounding countryside, making it an ideal location for family living.



Guide price
£575,000



KEY FEATURES

- Detached, three-bedroom home
- Character features throughout
- Mature gardens to the front and rear
- Outbuildings, off-road parking & garage
- Set on a generous size plot
- Sought after location



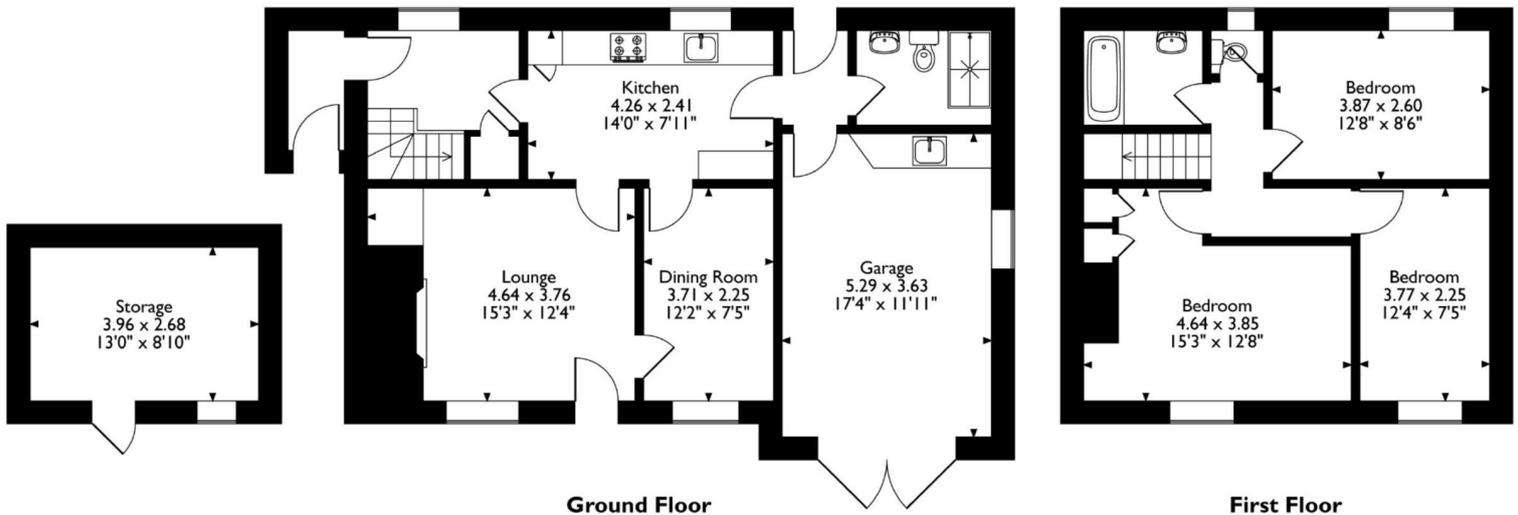
STEP INSIDE



The ground floor boasts a light-filled living room which overlooks the front gardens, a perfect space for relaxation and entertainment, an entrance into the dining room can be found in the living area.

The well-appointed kitchen, with its generous proportions, offers plenty of scope for modernisation and customisation, making it a true heart of the home.

Approximate Gross Internal Area
 Main House = 120 Sq M/1291 Sq Ft
 Storage = 11 Sq M/118 Sq Ft
 Total = 131 Sq M/1409 Sq Ft



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.

The ground floor also offers a good size shower room and internal access into the garage.

The principal bedroom has built in storage space and the family bathroom has a bath and wash hand basin with a separate WC.

Upstairs, you will find three well-proportioned bedrooms.

STEP OUTSIDE



The property is set on a substantial plot, featuring a mature garden with established trees and shrubs, offering a tranquil outdoor space perfect for gardening enthusiasts, children's play areas, or simply relaxing.

A notable highlight is the spacious garage, which includes an inspection pit, ideal for car enthusiasts or those needing a functional workspace for vehicle maintenance. Additionally, there is a convenient storage area, perfect for tools and other essentials.

INFORMATION

Postcode: GL16 7LZ

Tenure: Freehold

Tax Band: D

Heating: Gas LPG

Drainage: Mains

EPC: F





DIRECTIONS

From the Clocktower in Coleford town centre head down the Market Place taking a right turn at the traffic lights onto the B4228 (Old Station Way), follow the road and take the left turn onto Tufthorn Avenue, follow road round to the left at the corner shop then turn immediately right onto Ellwood Road. Follow the road and go straight at the cross roads onto Bromley Road, follow the road past school and keep left, continue past Ellwood Football Club, you will find Winscombe on your right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY

01989 768484

ross@archerandco.com

www.archerandco.com



ARCHER
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.