



SLING

Guide price **£475,000**



 ARCHER & CO

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To book a viewing call 01594 715888

TREE TOPS

Chepstow Road, Sling, Coleford, Gloucestershire GL16 8JE



Ample off road parking
Landscaped garden with outbuildings
Luxury fitted kitchen

Sling is located between Clearwell and Bream and is just south of the village of Milkwall. The closest town is Coleford, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants, Primary and secondary schooling and two separate Golf Courses.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.



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KEY FEATURES

- Ample off road parking
- Landscaped garden with outbuildings
- Four bedrooms
- Suited for a large family
- Luxury fitted kitchen
- Built in appliances



STEP INSIDE



ENTRANCE HALL

Italian porcelain floor, Study/office area, stairs off with feature balustrade, telephone point, radiator.

INNER HALL

Italian porcelain floor, with a radiator.

STUDY/ FOURTH BEDROOM

(3.48m x 2.87m) (11'5" x 9'5")

Window to rear, radiator, power points, Italian porcelain floor.

BEDROOM THREE

(3.78m x 3.20m) (12'5" x 10'6")

Window to front, radiator, power points.

SHOWER ROOM

Three piece suite comprising of WC, wash hand basin in vanity unit, corner shower cubicle, fully tiled floor to ceiling, window to rear, Italian porcelain floor, radiator.

LOUNGE

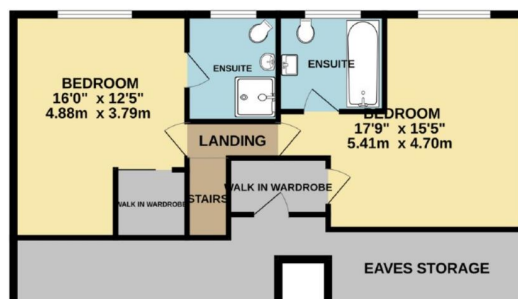
(4.31m x 3.58m) (14'2" x 11'9")

Picture window to front, stone hearth with 13.5kw Cast Iron multi fuel stove, Italian porcelain floor, radiator, pocket doors to the dining area.

GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 1921 sq.ft. (178.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DINING ROOM

(4.64m x 3.12m) (15'3" x 10'3")

French doors to rear patio, Italian porcelain floor, radiator, pocket doors to Kitchen and door to utility area.

UTILITY ROOM

(3.12m x 1.60m) (10'3" x 5'3")

Part glazed door to side, built-in storage cupboard, vent for tumble dryer, Italian porcelain floor, radiator.

KITCHEN

(4.06m x 3.17m) (13'4" x 10'5")

Windows to side and rear, fitted with an extensive range of base units comprising of pull-out drawers and cupboards with two large floor to ceiling pull-out pantries, extra large bowl sink unit, integrated dishwasher and washing machine, gas cooker point, radiator, power points, fully tiled floor to ceiling, Italian porcelain floor.

BEDROOM ONE

(5.41m x 4.70m) (17'9" x 15'5")

Window to rear with view, walk in wardrobe with access to eaves storage, radiator.

EN-SUITE

Comprising panelled bath with shower over, WC, wash hand basin, window to rear, fully tiled floor to ceiling, radiator.

BEDROOM TWO

(4.87m x 3.78m) (16'0" x 12'5")

Walk-in wardrobe, picture window to rear, radiator.

EN-SUITE

Comprising shower cubicle, wash hand basin, WC, window to rear, fully tiled floor to ceiling, radiator.

STEP OUTSIDE



To the front a generous gravelled parking area with room for several motor vehicles, small boat, caravan or motorhome, side path to rear patio which is on two levels, raised beds, workshop and storage shed, outside lighting and water supply.

The workshop has power and lighting, double doors to front, windows to side. (4.67m x 2.87m)

INFORMATION

Postcode: GL16 8JE
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

What3Words- [///masterpiece.shoppers.brotherly](https://www.what3words.com/#!/masterpiece.shoppers.brotherly)



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

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