



MILKWALL

Guide price **£449,950**



14 FOREST ROAD

Coleford, Gloucestershire GL16 7LB



Immaculate four-bedroom, detached family home
Character features throughout and far-reaching views over the countryside
Driveway with extensive parking and larger than average garage.

Situated in the village of Milkwall, is this immaculate 4 bedroom detached, family home. This home has been meticulously updated while preserving its characterful elements throughout. The property has generous gardens to the rear and extensive off-road parking.

In addition to its natural surroundings, the village of Milkwall offers easy access to local schools and amenities, including a village shop, pub, and post office. Nearby walking and cycling trails provide direct access to the enchanting landscapes of the Forest of Dean.



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KEY FEATURES

- Detached four-bedroom family home
- Character features throughout and far-reaching views over the countryside
- Immaculately presented throughout
- Three spacious reception rooms
- Driveway with extensive parking and larger than



STEP INSIDE



As you enter through the inviting and spacious entrance hall. The ground floor comprises a newly refurbished kitchen breakfast room, dining room, lounge, sunroom along with a convenient downstairs WC.

The kitchen boasts new appliances throughout and features sliding doors leading to the sunroom, which offers additional access to the dining room. The kitchen has triple aspect windows bringing floods of light throughout the property. The kitchen has a good size breakfast bar and ample storage space with wall and base units. This part of the property is perfect for entertaining family and friends.

The lounge is a cosy retreat, featuring a log burner, beamed ceiling, and a charming stone hearth, adding character and warmth to the space. This area is part of the older section of the property, seamlessly blending historic charm with modern comforts.

Upstairs, all four bedrooms are generously sized doubles, providing ample space for family and guests. The principal bedroom benefits from an en-suite shower room and dual aspect with views, while the family bathroom boasts a good-sized and modern four-piece suite.

Approximate Gross Internal Area
Main House = 135 Sq M/1453 Sq Ft
Garage = 24 Sq M/258 Sq Ft
Outbuilding = 10 Sq M/108 Sq Ft
Total = 169 Sq M/1819 Sq Ft



Outbuilding

Ground Floor

First Floor

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.

STEP OUTSIDE



Outside, the property offers a generous garden with far-reaching views over the countryside. The garden features a variety of trees, including pear, apple, plum, and cherry, enhancing the natural beauty of the surroundings. A polytunnel at the bottom of the garden, complete with a water supply, offers the perfect opportunity for keen gardeners.

Parking is made easy with a larger-than-average garage accessed via a driveway, providing extensive parking space for multiple vehicles. Additionally, an outbuilding with power and lighting presents the possibility of creating a home office or workshop, adding versatility to the property.

INFORMATION

Postcode: GL16 7LB

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





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 continue onto station road where you will take the first left turn onto Forest Road you will then shortly find the property on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(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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