



COLEFORD

Guide price £400,000



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# 2 THE PADDOCKS

Coleford, Gloucestershire GL16 7PX



A versatile family home with space to grow  
Private garden designed for relaxation and play  
Flexible living areas to suit modern family life

A modern five-bedroom detached house in Coleford with two reception rooms, two bathrooms, a garage, and a private garden the perfect setting for family life. No onward chain.

Coleford is a charming market town in the Forest of Dean, Gloucestershire, offering a friendly community and a convenient location for both families and commuters. The town has a mix of local shops, cafes, pubs, and essential amenities, providing everything needed for day-to-day living.

For families, there are well-regarded schools nearby, as well as plenty of outdoor spaces and parks for children to explore. Nature lovers will enjoy easy access to the Forest of Dean, with its scenic walking and cycling trails, woodland adventures, and wildlife.

With good road links to larger towns such as Gloucester, Monmouth, and Chepstow, Coleford combines peaceful, rural living with accessibility for work, shopping, and leisure.





Guide price  
£400,000



### KEY FEATURES

- Five spacious bedrooms
  - Two modern bathrooms
  - Versatile living spaces
  - Well-maintained garden
  - Parking with garage
  - Convenient location in Coleford
- NO ONWARD CHAIN**





# STEP INSIDE

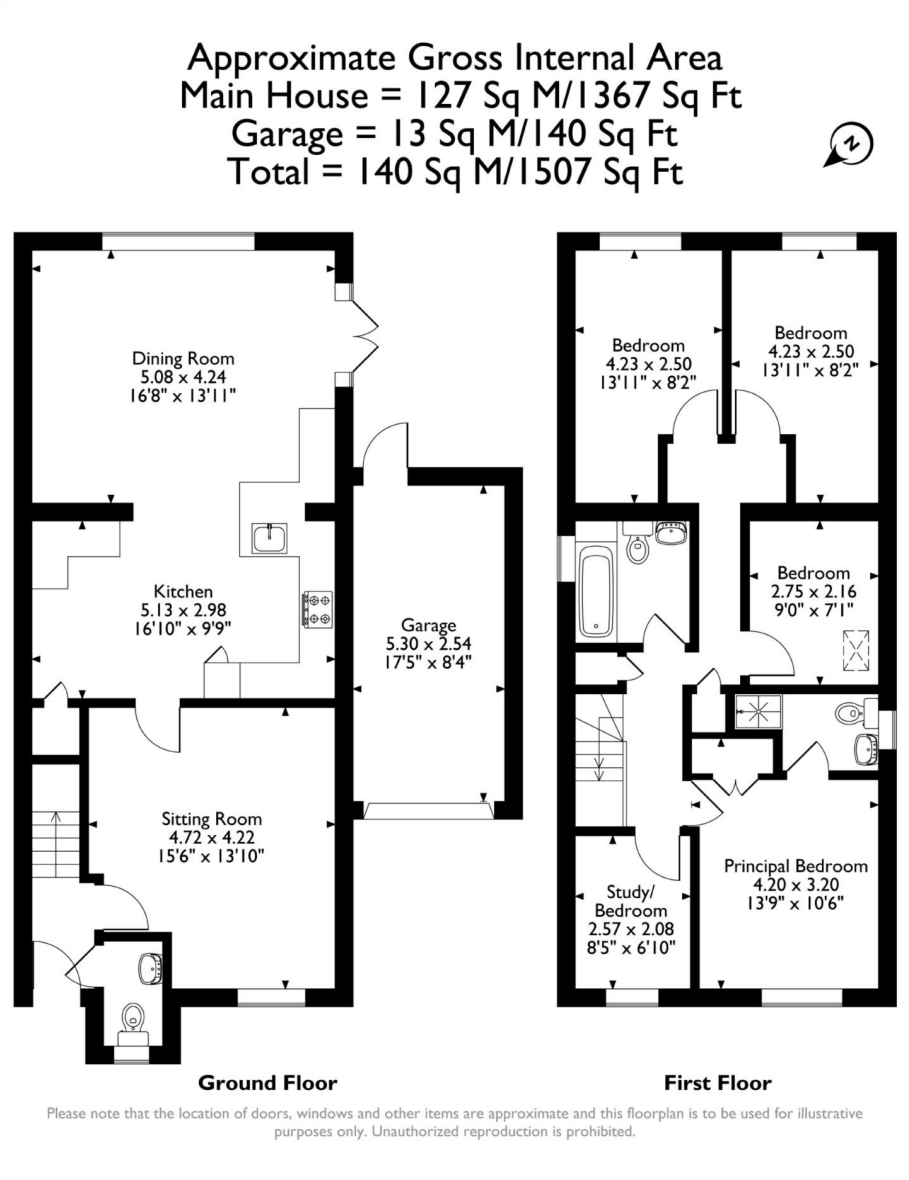


As you enter, a welcoming hallway greets you, setting the tone for the rest of this spacious family home. The main living room is flooded with natural light from large windows, creating a warm, airy space.

The second reception room adds flexibility to the layout perfect as a playroom, home office, study, or cosy snug, depending on your needs. This versatile space ensures the home can adapt as your family grows or your lifestyle changes.

The kitchen is at the heart of the home, offering a practical yet sociable space. Ample worktops and cupboards provide plenty of storage, while the adjoining dining area makes family meals and entertaining effortless.

Whether it's a busy weekday breakfast or a dinner with friends, this space keeps everyone connected.





# STEP OUTSIDE



The outdoor spaces of this home are equally impressive. At the rear, a beautifully maintained garden offers a perfect mix of lawn, patio, and planted areas.

Privacy is ensured with well-positioned fencing and mature planting, allowing you to unwind in peace. The garden is low-maintenance yet full of character, with a balance of greenery, shrubs, and trees to add a touch of nature and year-round appeal.

To the front, the driveway leads to a garage, providing convenient parking and storage options.

## INFORMATION

Postcode: GL16 7PX  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: C







DIRECTIONS

///TOPPLES.BOUND.UNSECURED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	74	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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