

Crabtree Meadow
Berry Hill



1 Crabtree Meadow Berry Hill GL16

- A stunning modern detached family home in the village of Berry Hill •
- 4 bedrooms (1 en suite) • Modern kitchen with central island •
- Separate dining room • Downstairs WC • Spacious lounge •
- Large private rear garden with patio and decked terrace • Garage •
- Front garden space • Private driveway • Prime location •

A stunning 4 bed detached family home in the popular village of Berry Hill

In summary, a stunning modern detached family home, with 4 bedrooms (1 en suite), family bathroom, kitchen with central island, spacious lounge, downstairs WC, large rear garden and patio with decked terrace, front garden, garage and private driveway.

The property is situated in the popular village of Berry Hill in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer.

The Forest of Dean is home to stunning walks and cycling, nestled between the river Wye and the river Severn.

Vendors' comments *"The house makes for a lovely spacious family home, while modern it has a warm and cosy feel."*

The Forest Grove community are warm and welcoming and the area is safe and well thought out for family life, there is a lovely wild meadow walk and several children's play areas. Excellent access to schools with Berry Hill Primary School and Five Acres High school in walking distance.

Berry Hill has a lovely community vibe with lots of events and family activities arranged throughout the year, and

also supports a village shop with post office combined, pharmacy, take away, hair dressers, public house and the local rugby club."

This fabulous spacious family home has private off road parking and side access. The property enjoys gas mains central heating in a prime location.

The **entrance hall** welcomes you into the house, the staircase takes you to the bedrooms and family bathroom. There is direct access to the lounge, WC, kitchen and dining room.

The **lounge** is a spacious room, with carpeted flooring, a large window looking out to the front of the house, and double doors accessing the patio and rear garden.

The **WC** is along the hallway. It has a modern white suite and wooden flooring.

The **dining room** has a large room with windows to the front and side of the house to create a bright room. There is wooden flooring and is currently being used as a bedroom.

The **kitchen** is located at the end of the hallway flowing with wooden flooring. This stunning room has a central

island, top spec integrated appliances, quartz worktops, modern grey units two windows looking out to the side of the house and a window to the rear garden. There are also double patio doors giving you direct access to the private patio, garden and decked terrace.

The **landing** at the top of the stairs guides you to the 4 bedrooms and family bathroom, with a window and carpeted flooring that flows to the bedrooms.

Bedroom 2 is a single bedroom or office, positioned to the rear of the house. The room has a window and a carpeted floor.

Bedroom 3 is looks out to the front of the house. This large double bedroom has carpeted flooring and plenty of space for bedroom furniture.

Bedroom 4 is located at the front of the house. This room is a large double bedroom with carpeted flooring and two windows to attract lots of natural light.

The **family bathroom** is a modern suite, with integrated shower over the bath with a glass screen and tiled walls.

The **Primary bedroom** is positioned at the rear of the house. There are two windows creating a wonderful bright space. The carpet runs from the landing and there

is a modern en-suite shower room, with integrated shower and glass screen. There is a window, tiled walls around the shower and a chrome towel radiator.

The large private **rear garden** has a slabbed patio area, lawned garden and decked terrace - perfect for entertaining friends. There is a storage shed and side access to the driveway and garage.

The **private driveway** is positioned at the side of the house. There is space for two cars and leads you to the garage and access to the rear garden.

The **front garden** is accessed through the front gate, with lawned areas and shrubs.

Building size: 1235 approx sq ft (excluding garage)

Age of build: 2024.

Broadband connectivity: Super Fibre.

Mobile coverage: 4G voice & data.

Services: Mains water and gas.

Council Tax: D.

Tenure: Freehold.

Additional: Kitchen upgrades including top spec appliances, quartz worktops and central island.



LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular village of Berry Hill is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including cycling, Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Coleford, Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

ROSS ON WYE - 4.4 MILES
COLEFORD - 4.8 MILES
MONMOUTH - 7.7 MILES
LYDNEY - 8.6 MILES
GLOUCESTER - 13 MILES
CHELTENHAM - 20 MILES
BRISTOL - 27 MILES

All distances are approximate













































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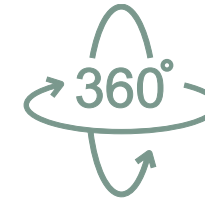
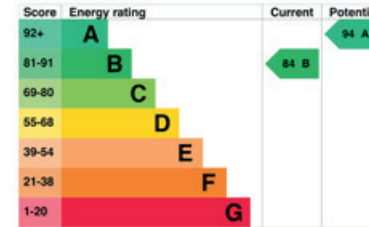










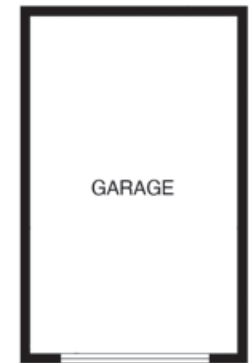
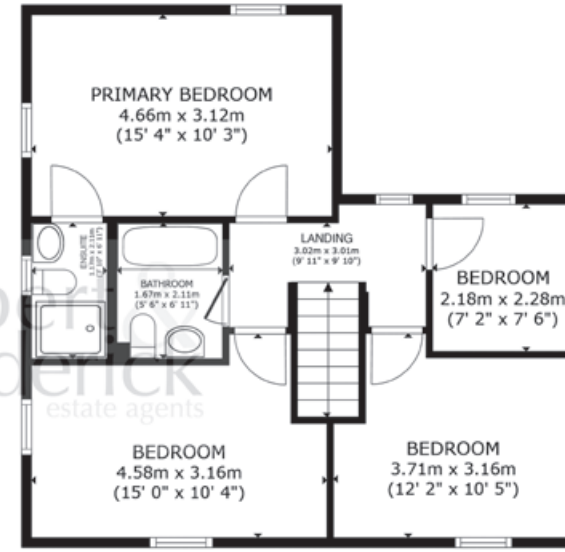
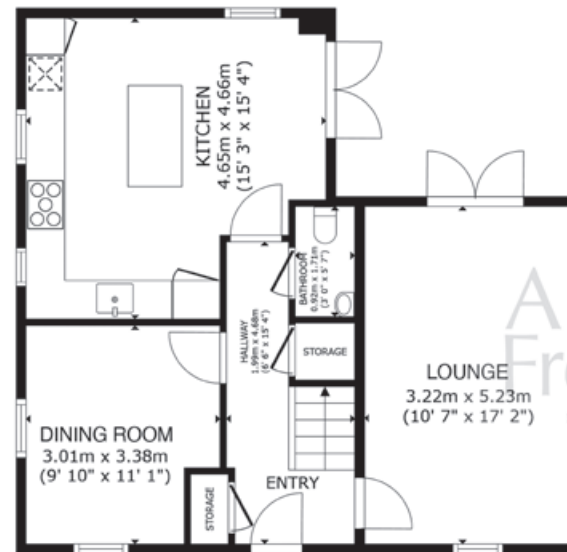


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GROSS INTERNAL AREA
 FLOOR 1 57.8 m² (622 sq.ft.) FLOOR 2 56.9 m² (612 sq.ft.)
 TOTAL: 114.7 m² (1,235 sq.ft.) - EXCLUDING GARAGE
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1 CRABTREE MEADOW,
 BERRY HILL GL16 7RL
Asking price £395,000

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