



**Cedarholme , Minsterworth GL2 8JX**  
**£520,000**





## Cedarholme , Minsterworth GL2 8JX

- NO ONWARD CHAIN
- Immaculately presented, three double bedroom detached family home
- Generous plot measuring approximately a fifth of an acre
- Constructed in 2017 to a high standard
- Characterful features throughout
- Underfloor heating throughout downstairs
- EPC rating D61
- Forest of Dean Council - Tax Band E - £2,713.94 (2025/26)

**£520,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Entrance Hall

Entering the property you are greeted by a spacious entrance hall which benefits from Turkish travertine tiled flooring. The entrance hall is a perfect space for coats, shoes and such like, and provides access to the living room, kitchen and stairs to the first floor.

### Living Room

The living room is a great size stretching the length of the home and offers dual aspect views to both the front and rear aspect. This room also benefits from a modern brick built fireplace with multi fuel wood burner, stone hearth and oak mantle. French doors open to the rear garden.

### Kitchen Dining Room

Turkish travertine tiles continue into this room. The kitchen dining room, equally a good size, is the heart of the home

providing a sociable dining space alongside a modern fitted kitchen. The kitchen benefits from ample storage in a range of floor and eye level units alongside a Silestone quartz worktop and Belfast sink. The kitchen also offers integrated appliances to include Bosch dishwasher, undercounter Bosch fridge, double Bosch oven and five ring gas hob. The dining space benefits from French doors which opens to the garden.

### Utility Room

Additional storage as well as plumbing for washing machine and space for fridge freezer. Plant room houses air source heat pump control system and thermal store for water solar panel.

### Cloakroom

Modern finished cloakroom with WC and wash hand basin. Frosted window to outside.



### **Landing**

Similar size to the entrance hall, the landing offers an additional space to the home and is currently utilised as a reading area by the current owners.

### **Master Bedroom**

Generously sized double bedroom with window overlooking the back garden.

### **En-suite**

Stylish en-suite shower room comprising vanity unit, WC and double width walk in shower with tiled surround. Skylight bringing in plenty of natural light. Underfloor heating.

### **Second Bedroom**

Spacious double bedroom with exposed beams and window over the back garden and neighbouring paddock.

### **Third Bedroom**

Being the same size as the second bedroom this room equally offers a versatile and characterful space. Window to front aspect.

### **Bathroom**

Stylish suite which offers vanity unit and additional storage cupboard space alongside WC and bath with shower over.

### **Outside**

Arriving at the property you are greeted

by a five bar gate which opens onto the pebbled driveway providing parking for multiple vehicles. Leading around, the garden offers a combination of lawned and patio areas accompanied by raised beds, shed and a variety of shrubs and flowers. Fenced to the rear, the garden boasts an enviable view to the neighbouring horse paddock.

### **Workshop/Outbuilding**

Timber framed, versatile space with electric roller shutter door. Power and lighting.

### **Location**

The rural village of Minsterworth is located approximately five miles from the historic Gloucester City Centre, the location offers an active community with various countryside walks, natural wildlife throughout and public house the 'Severn Bore'. Gloucester city offers various amenities, shopping and transport facilities, including direct train line to London Paddington. The internationally renowned Kingsholm Stadium, home to local rugby as well as various events throughout the years including music concerts and festivals, alongside the developed Gloucester Quays positioned alongside the historic Docklands offering a range of restaurants, cinema and bars are also within a short distance.





## Material Information

Tenure: Freehold

Council tax band: E

Local authority and rates : Forest of Dean

Council - Tax Band E - £2,713.94 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Private drainage - Bio Digester

Heating: Air source heat pump, Underfloor heating throughout downstairs

Solar water panels

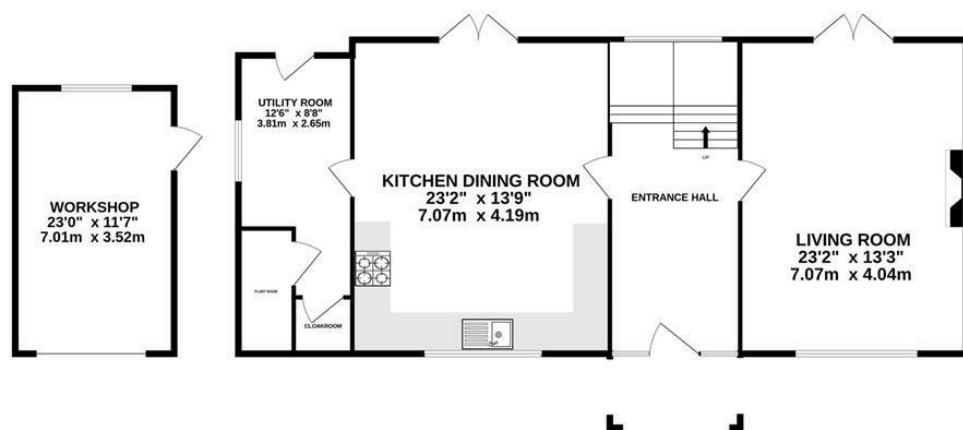
Rain harvester

Broadband speed: Basic 20 Mbps, Ultrafast 1000 Mbps

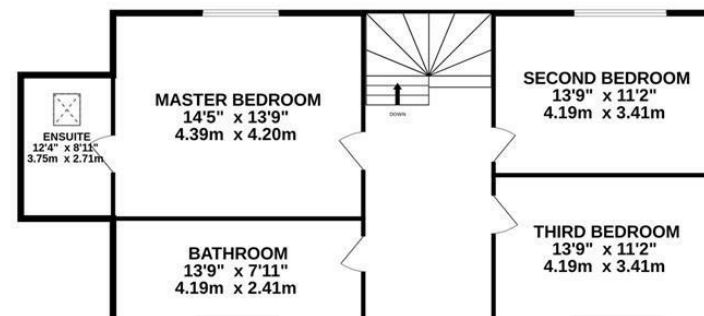
Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR



1ST FLOOR



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