



FREEHOLD

£389,995



**26 LITTLEDEAN HILL ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2BE**

- LOUNGE
- BREAKFAST ROOM/SNUG
- FOUR BEDROOMS
- OUTDOOR W.C.
- GARAGE
- DINING ROOM
- KITCHEN
- FAMILY SHOWER ROOM
- FORMAL GARDENS WITH WELL STOCKED
LARGE, ENCLOSED VEGETABLE PLOT &
TWO GREENHOUSES
- PEDESTRIAN ACCESS TO REAR

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26 LITTLEDEAN HILL ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BE

ENVIABLY ONE OF THE MOST SOUGHT AFTER VIEWS IN THE FOREST! KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS FOUR BEDROOM PROPERTY DATING BACK TO 1905 AND BEING A FORMER BAPTIST MANSE. IMAGINE WAKING EVERY MORNING TO THE FAR REACHING VIEWS TOWARDS THE SEVERN ESTUARY AND BEYOND TO THE COTSWOLDS. THE PROPERTY BENEFITS FROM LARGE WELL STOCKED GARDENS AND AMPLE OFF ROAD PARKING AS WELL AS THREE RECEPTION ROOMS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities 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.

Double UPVC doors to -

Entrance Hall: Radiator, under-stairs store cupboard.

Lounge: 12' 3" x 12' 0" (3.73m x 3.65m), Picture window giving you stunning views, multi-fuel stove with Forest stone surround and wood mantle over, radiator, T.V. point.

Dining Room: 11' 10" x 10' 5" (3.60m x 3.17m), Lovely sunny room having windows to two aspects, wood-burner with oak surround and tiled hearth, radiator.

Breakfast Room: 10' 4" x 10' 0" (3.15m x 3.05m), Lovely 'Snug' room with original floorboards, open fireplace with potential for wood-burner, window to side, fitted bookshelf.



Kitchen: 11' 5" x 11' 0" (3.48m x 3.35m), Cottage style, fitted at wall and base level with ample units providing worktop and storage space, beech worktops, double Belfast sink, fitted gas hob and electric oven. 'Rayburn' providing central heating (and super cosy in the winter), plumbing for automatic washing machine, tiled splash-backs, tiled floor, window and door to -

Sun Room: Which leads to the garden.

From hall, stairs to -



First Floor Landing: Access to loft, book case, airing cupboard.

Bedroom One: 12' 2" x 10' 6" (3.71m x 3.20m), Picture window to front - the most outstanding view to open your curtains to in the morning, radiator.

Bedroom Two: 11' 5" x 10' 10" (3.48m x 3.30m), Windows to two aspects, radiator.

Bedroom Three: 11' 10" x 10' 2" (3.60m x 3.10m), Window to rear, radiator.

Bedroom Four: 12' 2" (max.) x 5' 5" (3.71m x 1.65m), Again, window to front.

Shower Room: Three piece suite comprising shower cubicle with fitted shower, low level W.C., sink inset in a vanity unit with mirror over, heated towel rail, tiled walls, extractor, window to side.

Outside: To the front of the property is a flower bed. Double gates lead on to a drive where there is ample parking and a lawn with flower borders, the view from here once again is amazing. The drive leads to a single garage with power & lighting, to the rear, off this, is a store shed. Adjacent to the rear of the property is a covered area leading to an outside W.C. with sink. There is an outdoor water supply and a large workshop with power & lighting and two windows. Leading on past the garage is a pergola with wisteria in abundance!! There is a lawn with flower and shrub borders and a summer house. A gate leads into a large vegetable plot with a greenhouse and raised beds. There is pedestrian access to the rear lane. The whole garden makes a stunning setting for this lovely family home.

Services: All main services are connected to the property. The heating system has not been tested.



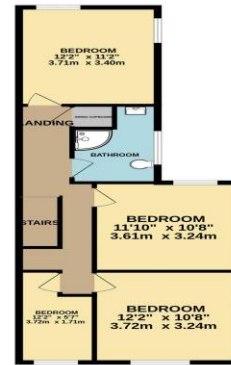
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
1136 sq. ft. (105.6 sq. m.) approx.

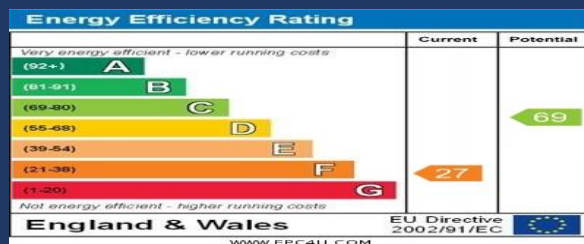


1ST FLOOR
633 sq. ft. (58.8 sq. m.) approx.



TOTAL FLOOR AREA: 1769 sq. ft. (164.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Reception contained here, measurements of floor, window, 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 a guide 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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PASSIONATE
ABOUT
Property
SINCE 1982