



FREEHOLD

£399,950



**THE ARK, GREEN BOTTOM, LITTLEDEAN, CINDERFORD,
GLOUCESTERSHIRE, GL14 3LH**

- 2/3 BEDROOMS
- KITCHEN/DINER
- BATHROOM
- ABUNDANCE OF WOODLAND WALKS
- VACANT POSSESSION
- LIVING ROOM
- UTILITY/CLOAKROOM
- GARDENS
- SOUGHT AFTER LOCATION
- PLANNING PERMISSION FOR 2 STOREY EXTENSION

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THE ARK, GREEN BOTTOM, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3LH

A RARE OPPORTUNITY TO ACQUIRE 2/3 BEDROOM DETACHED PROPERTY WITH PLANNING PERMISSION FOR TWO STOREY EXTENSION AND CAR PORT IN THE SOUGHT AFTER HAMLET OF GREEN BOTTOM, SITUATED 1.4 MILES FROM LITTLEDEAN WITH ITS ASSOCIATED ACCESS TO GLOUCESTER, CHELTENHAM AND THE M5 AND M4 MOTORWAYS.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approximately 14 miles away.

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.

Entrance door to -

Hall:

Utility/Cloakroom: 8' 8" x 6' 5" (2.64m x 1.95m),
Window to front.

Living Room: 20' 0" x 15' 0" (6.09m x 4.57m),
Windows to side and rear, fireplace.



Kitchen/Diner: 20' 0" x 13' 0" (6.09m x 3.96m), Windows to side and rear, door to rear.

Bedroom One: 16' 0" x 12' 0" (4.87m x 3.65m), Windows to rear and side.

Bedroom Two: 11' 4" x 10' 5" (3.45m x 3.17m), Windows to front and side.

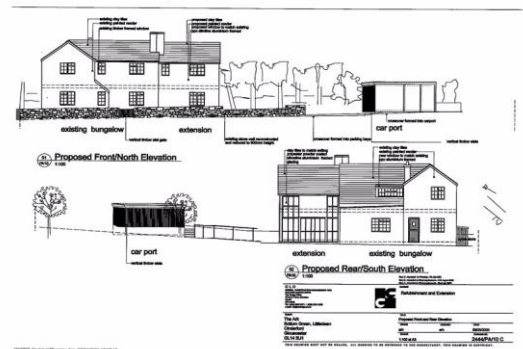
Potential Bedroom Three: 16' 0" x 8' 0" (4.87m x 2.44m), Could be suitable for a child. Potential to put Dormer to the rear (subject to any consents required).



Bathroom: 6' 2" x 8' 5" (1.88m x 2.56m),
Window to front.

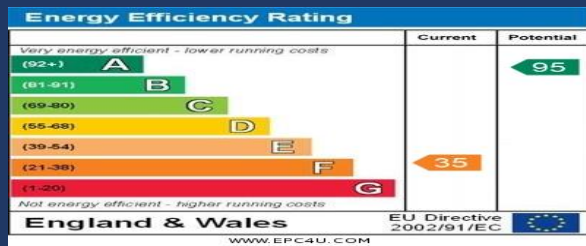
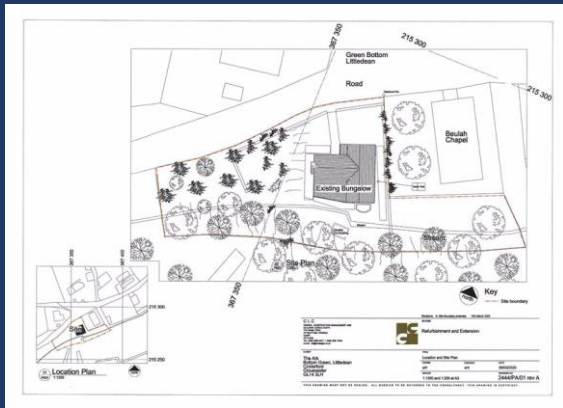
Outside: Good sized garden which extends to the rear of the property and behind the adjacent chapel as per plan, with a stream running through.

Services: Mains water and electricity are connected to the property.



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



PASSIONATE
ABOUT
Property
SINCE 1982