



FREEHOLD

£430,000



**40 LITTLEDEAN HILL ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2BJ**

- DETACHED HOUSE WITH ANNEXE
- KITCHEN
- UTILITY ROOM
- DOUBLE GLAZING
- OFF ROAD PARKING
- LARGE LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- FAR REACHING VIEWS
- POTENTIAL HOLIDAY HOME

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE A SPACIOUS, PERIOD DETACHED HOUSE (FORMERLY A CHAPEL) DATING BACK TO 1824 WHICH HAS AN ATTACHED ANNEXE OFFERING FIVE BEDROOMS IN TOTAL, IDEAL MULTIGENERATIONAL ACCOMMODATION OR HOLIDAY HOME WITH STUNNING VIEWS ACROSS THE RIVER SEVERN.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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.

UPVC glazed door to -

Entrance Porch: Windows to side and front, wood effect flooring, front door to -

Inner Hall: Access to roof space, radiator, tiled floor.

Utility: 5' 0" x 4' 0" (1.52m x 1.22m), Gas boiler for central heating and domestic hot water, plumbing for automatic washing machine, fridge/freezer, window to front.

Kitchen: 15' 4" x 8' 1" (4.67m x 2.46m), Fitted at wall and base level providing worktop and storage space, sink unit, space for range cooker with hood over, glass splash-back, breakfast bar, space for fridge/freezer, wood laminate flooring, window to side, two windows to front with views, door to -



Side Hall: 4' 1" x 3' 1" (1.24m x 0.94m), Tiling to walls and floor, window to side, door to -

Cloakroom: Two piece suite, tiling to walls and floor, radiator, window to rear.

Lounge: 19' 11" x 14' 2" (6.07m x 4.31m), Brick fireplace with wood burner inset, two radiators, two windows to front with views, window to rear, opening into -

Dining Room: 12' 2" x 13' 9" maximum (3.71m x 4.19m), Feature arched alcove, two radiators, tiled floor, door to Rear Hall, window to front with views.

From Lounge, stairs to -



First Floor Landing: Feature arched window to front with far reaching views, storage cupboard with shelving.

Bedroom One: 12' 4" x 11' 5" (3.76m x 3.48m), Built-in wardrobe, radiator, window to front with views.

Bedroom Two: 9' 8" x 7' 9" (2.94m x 2.36m), Radiator, built-in wardrobe, alcove shelving space, window to front with views.

Bedroom Three: 8' 8" x 6' 10" (2.64m x 2.08m), Vertical radiator, window to rear, stairs to Loft Room.

Bathroom: Three piece suite comprising W.C., panelled bath with shower over, curved shower screen, wet board surround, extractor, vanity wash hand basin, towel rail radiator, wood effect flooring, window to front.

From Bedroom Three, stairs to -

Loft Room: 14' 8" x 14' 5" (4.47m x 4.39m), Exposed beams, exposed stone wall, radiator, wood laminate flooring, two skylights to front with views, opening into -

Kitchenette: 6' 10" x 6' 0" (2.08m x 1.83m), Exposed beams, exposed brickwork, worktop area with integrated drinks fridge, eaves storage with hanging rail and lighting, vertical radiator, opening into -

Wet Room: 7' 5" x 5' 11" (2.26m x 1.80m), Close coupled W.C., shower, vanity wash hand basin, fully tiled with feature exposed stone wall, timber clad sauna, window to front.

From Dining Room, door to -

Rear Hall: Stairs to first floor, window to rear, radiator, under-stairs storage area, door to -



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.

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ANNEXE

Lounge/Diner: 20' 11" x 7' 10" (6.37m x 2.39m),

Tiled floor, two radiators, window and door to rear.

Kitchen: 9' 1" x 8' 1" (2.77m x 2.46m), Wall mounted gas boiler for central heating and domestic hot water, range of base units, sink unit, plumbing for automatic washing machine, tiled floor, extractor hood, space for cooker, window to side, door to –



Conservatory: 16' 4" x 16' 1" (4.97m x 4.90m), Of three quarter glazed construction with views, tiled floor, feature stone wall.

Bathroom: Close couple W.C., vanity wash hand basin, shower cubicle with wet board surround, extractor, towel rail radiator, access to roof space, tiled floor, window to front.

From the Rear Hall, stairs lead up to –

First Floor Landing: Access to roof space, window to rear.



Bedroom One: 11' 7" x 9' 0" (3.53m x 2.74m), Radiator, window to rear, door through to -

Bedroom Two: 8' 11" x 8' 2" (2.72m x 2.49m), Access to roof space, radiator, window to front with far reaching views.

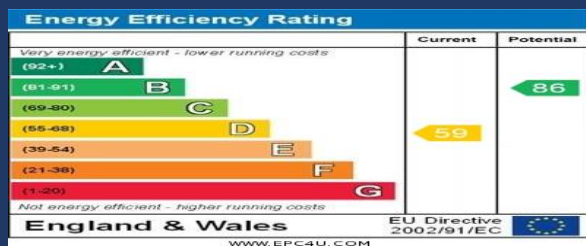
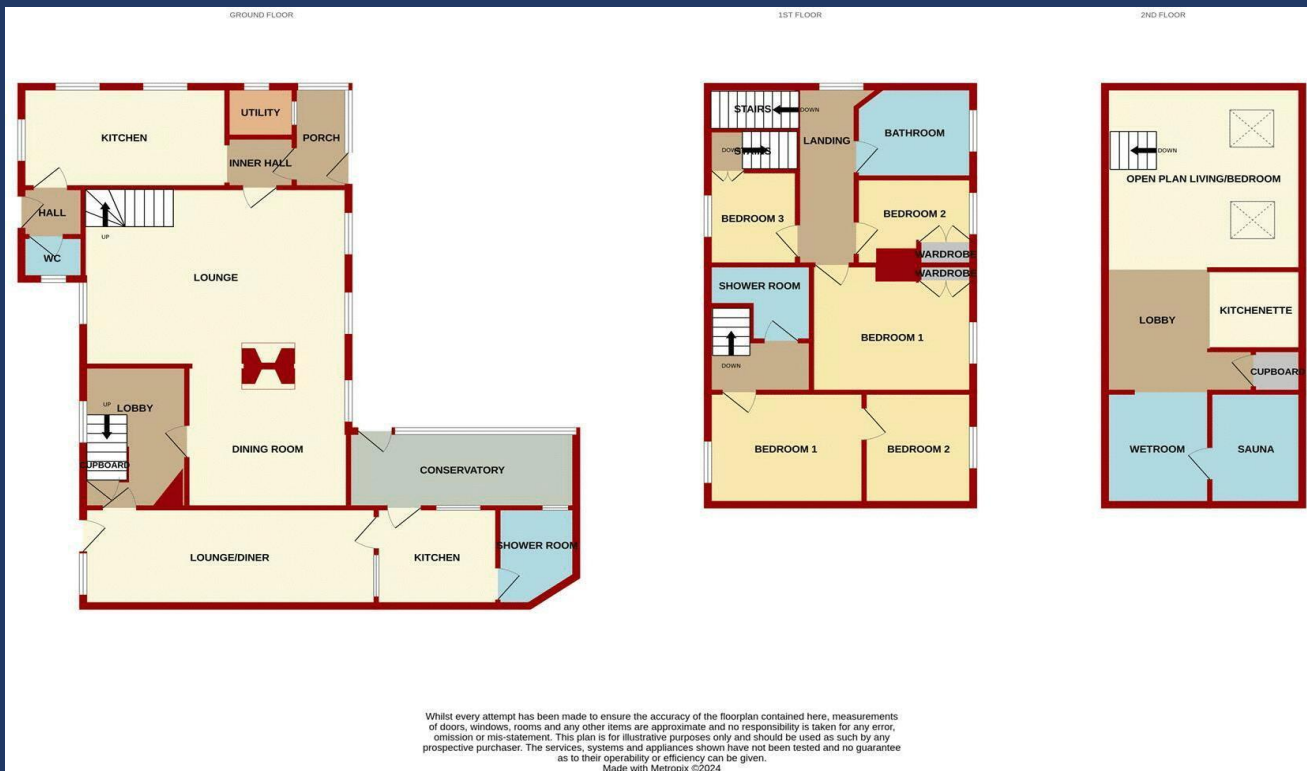
Shower Room: Close coupled W.C., wall mounted wash hand basin, shower and screen, tiling to walls and floor, ceiling fan, radiator.



Outside: The property is approached via a wrought iron gate, leading to pretty cottage gardens to front and side, all enjoying a tremendous outlook. To the rear of the property there is a further garden with lawns, herbaceous borders and garden shed, again having a lovely outlook. Immediately in front of the annexe/potential holiday cottage, is a separate patio area. Across the road from the property is a large parking area and good size dilapidated garage/workshop block.



Services: All main services connected to the property. The heating system and services where applicable have not been tested.



PASSIONATE
ABOUT
Property
SINCE 1982