



**FREEHOLD**

**£279,950**



**23 BUCKSHAFT ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14  
3DR**

- BEAUTIFULLY PRESENTED CHARACTER COTTAGE
- SEPARATE DINING ROOM WITH ORIGINAL OPEN FIRE
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- LOUNGE WITH WOODBURNER
- FITTED KITCHEN
- OFFICE SPACE
- GARDENS & PARKING
- VIEWS

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## 23 BUCKSHAFT ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3DR

**KJT RESIDENTIAL ARE EXCITED TO SHOWCASE THIS THREE BEDROOMED COTTAGE SITUATED IN A QUIET LOCATION IN BUCKSHAFT. THE COTTAGE IS BELIEVED TO DATE BACK TO 1890 AND IS A FORMER MINING COTTAGE. THE CURRENT OWNERS HAVE PRESERVED SOME ORIGINAL FEATURES WHILE CREATING A COSY AND HOMELY FEEL.**

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

Half glazed door to -

**Entrance Hall:** Tiled flooring.

**Lounge:** 12' 6" x 11' 3" (3.80m x 3.44m), Bay window to front, beautiful fireplace with Forest stone surround, housing a log burner to cosy up on the winter nights to come!, oak floor, feature panelled wall, radiator, T.V. point.

From hall -

**Dining Room:** 12' 4" x 10' 8" (3.75m x 3.26m), Another room full of character and charm! The original stove takes pride of place with its working open fire with oak mantle over. To either side are also the original fitted cupboards, oak floor, under-stairs cupboard, radiator, window to front.



Latched door to -

**Kitchen:** 15' 5" x 7' 6" (4.71m x 2.28m), Units fitted at base level provide storage and there are solid oak worktops, upstands and window sill, Rangemaster one and a half bowl sink unit, integral fridge/freezer and dishwasher, original quarry tile flooring, spot lighting, range style cooker with extractor, walk-in pantry with shelving and window.

From hall, stairs to -



**First Floor Landing:** Access to loft which is partially boarded (Agent's note, the loft is over head height and would be great for conversion subject to planning).

**Bedroom One: 12' 0" x 12' 0" (3.66m x 3.65m),** Window to front with views over the rooftops to the Forest, radiator, gap where the original fireplace was with stone surround, alcove with hanging and storage space.

**Bedroom Two: 12' 3" x 9' 8" (3.73m x 2.94m),** Radiator, bay window, again with views.

**Bedroom Three: 15' 7" x 8' 6" (4.75m x 2.59m),** Window to rear, radiator.

**Family Bathroom:** Three piece suite comprising Victorian style sink, panelled bath with shower over, low level W.C., fitted cupboards, radiator, tiled floor, part tiled walls.

Off the landing, the current owners have created an office area with window

**Outside:** To the front is a parking area for 2/3 cars. To the rear is a patio area with a water supply, there are two sheds and another store shed within the property. Steps lead up to a good sized lawn with flower borders, there is a decked area and the garden has fenced boundaries.

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



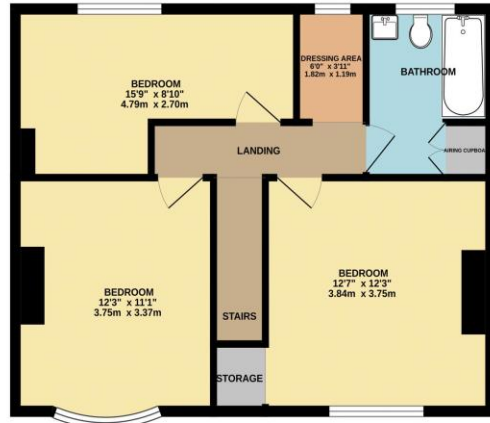
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.

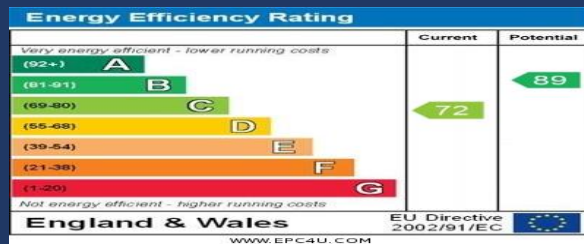


1ST FLOOR  
551 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 such 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