



**FREEHOLD**

**£525,000**



**BONNICOTT, LITTLEDEAN HILL ROAD, CINDERFORD,  
GLOUCESTERSHIRE, GL14 2BD**

- DETACHED PERIOD PROPERTY
- TWO RECEPTION ROOMS
- CONSERVATORY
- FAMILY BATHROOM
- CAR PORT
- THREE DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS W.C.
- GOOD SIZED GARDENS WITH EXTENSIVE VIEWS TO REAR
- AMPLE PARKING

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## BONNICOTT, LITTLEDEAN HILL ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BD

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, A CHARMING AND RARELY AVAILABLE, DETACHED PERIOD - CIRCA 1930'S HOME IN A PRIME LOCATION WITH OUTSTANDING VIEWS ACROSS THE SEVERN VALE TO THE COTSWOLDS BEYOND. THOUGHT TO HAVE BEEN BUILT FROM DESIGNS DRAWN UP FOR THE IDEAL HOME EXHIBITION AT THE TIME, THE PROPERTY RETAINS MUCH CHARM AND CHARACTER. OUR VENDORS HAVE ALSO MANAGED TO INTRODUCE A LIGHT AND SPACIOUS FEEL TO THE PROPERTY WITH THE DOWNSTAIRS ROOMS HAVING A SEAMLESS FLOW.

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.

**Entrance Porch:** Door to -

**Hall:** Striking period staircase, under-stairs storage cupboard, oak flooring.

**W.C.:** Sink unit, W.C., window, radiator, tiling to wall, oak flooring.

**Lounge:** 24' 11" x 15' 9" (7.6m x 4.8m), Fireplace, window to front, three radiators, oak flooring, French doors to rear with extensive views across the garden to the Severn Vale beyond, glazed door to -

**Conservatory:** 21' 8" x 16' 1" (6.6m x 4.9m), Oak flooring, extensive views taking in the garden, fields and Severn Vale with Cotswolds beyond.



**Dining Room:** 21' 0" x 12' 10" (6.4m x 3.9m), A light and spacious room with oak flooring, radiator, glazed doors to -

**Kitchen/Breakfast Room:** Fitted at wall and base level with hardwood worktops, integrated oven, gas five ring hob with hood over, microwave, oak flooring, radiators, island unit with sink unit, wire rack and breakfast bar, door and window to front, glazed door and windows to rear with extensive views.

From the Hall, stairs lead to -



**Galleried Landing: 11' 10" x 11' 10" (3.6m x 3.6m),** A lovely spacious area with two radiators, two windows to front, built-in cupboard.

**Bedroom One: 12' 6" x 11' 10" (3.8m x 3.6m),** Window to rear with window seat to take advantage of the lovely views, wall to wall fitted wardrobe, radiator.

**Bedroom Two: 15' 9" x 10' 6" (4.8m x 3.2m),** Window to rear with window seat, again taking advantage on the lovely views, built-in cupboard, radiator.

**Bedroom Three: 12' 10" x 8' 2" (3.9m x 2.5m),** Window to rear with window seat and again taking advantage of the extensive views, radiator.

**Bathroom:** Shower cubicle, corner bath with clawed feet, W.C., vanity wash hand basin, tiling to walls, heated towel rail radiator.

**Outside:** Ample gardens to front and rear elevations with fine views to rear. The front has extensive parking leading to a carport and parking bay with herbaceous borders and access to the rear with patio area, decked area, garden shed, lawns, herbaceous borders and fantastic views.

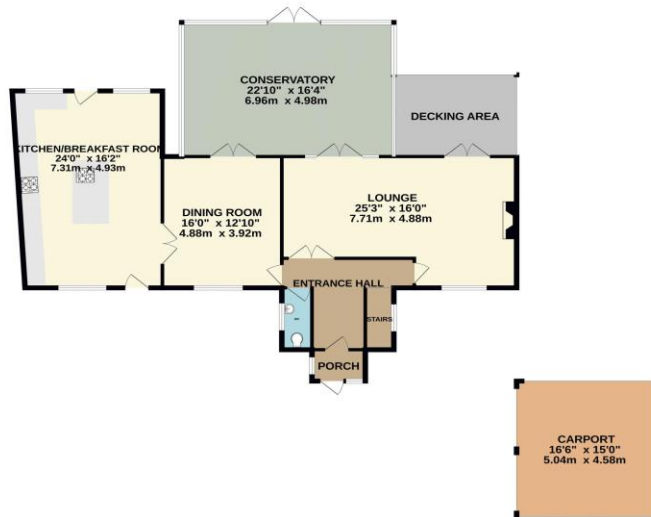
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



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  
1843 sq.ft. (171.2 sq.m.) approx.

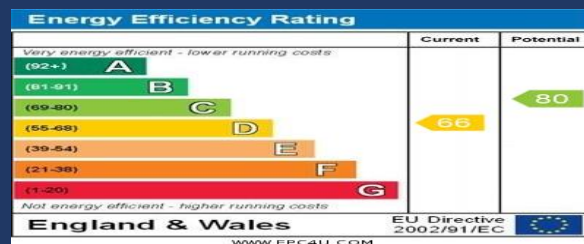


1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 2530 sq.ft. (235.0 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