



FREEHOLD

£700,000



**FOREST VIEW, ALBION ROAD, CINDERFORD,
GLOUCESTERSHIRE, GL14 2TA**

- FIVE DOUBLE BEDROOMS
- INTEGRAL GARAGE
- PRIVATE LOCATION AND GARDENS
- STUDY
- PLANNING FOR ANNEXE/AIR B&B (P0883/14/COU)
- LARGE OPEN PLAN LIVING AREA
- COACHHOUSE
- EXTENSIVE VIEWS
- ATTRACTIVE DESIGN

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FOREST VIEW, ALBION ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2TA

A SUBSTANTIAL, INDIVIDUALLY DESIGNED, EXECUTIVE, FIVE BEDROOM DETACHED HOME WITH A COACH HOUSE AND PLANNING FOR ANNEXE/AIR B&B/HOME OFFICE/BUSINESS ETC. THERE ARE EXTENSIVE VIEWS TO THE REAR OF THE PROPERTY AND ALTHOUGH CONVENIENTLY LOCATED FOR THE TOWN, CLOSE TO OPEN WOODLAND AND IS APPROACHED VIA A FORESTRY LANE WHICH IS A NO THROUGH ROAD.

The market town 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 approximately 14 miles away and surrounding areas.

A wider range of facilities are 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 -

Imposing Entrance Hall: Central staircase leading to galleried landing, Amtico flooring.

Living Room: 19' 3" x 12' 9" (5.86m x 3.88m), LVT flooring, bay window to front, electric inset display fire, floating wall cabinets, radiators, open plan to -

Kitchen/Dining Room: 17' 11" x 12' 3" (5.46m x 3.73m), Amtico flooring, French doors and window to rear with views across the Forest. The Kitchen area has a range of high gloss units at wall and base level with island unit, marble worktops, breakfast bar, radiators, integrated sound system.



Rear Hall: , Off which is -

W.C.: Sink unit, radiator, W.C.

Utility Room: Plumbing for automatic washing machine, radiator, built-in cupboard, door to side, window to rear.

Office: Window to front, radiator.



Galleried Landing: Window to front, radiator, airing cupboard.

Master Bedroom: 24' 9" x 14' 5" (7.54m x 4.39m), Windows to front, side and rear with views, built-in wardrobes, radiator.

Bedroom Two: 17' 7" x 12' 9" (5.36m x 3.88m), Radiator, walk-in wardrobe, window with views.

Bedroom Three: 13' 10" x 12' 9" (4.21m x 3.88m), Radiator, built-in wardrobe, window.

En-Suite: Walk-in shower, W.C., sink unit, radiator, tiling to floor and walls.

Bathroom: Free-standing bath, shower, his and hers vanity wash hand basin, tiling to walls and floor towel rail radiator, W.C., window.

Stairs to second floor.

Bedroom Four: 18' 2" x 11' 11" (5.53m x 3.63m), Window with views, radiator, eaves storage, fitted cupboard.

Bedroom Five: 18' 2" x 11' 8" (5.53m x 3.55m), Window with views, radiator, eaves storage, built-in cupboard.

Integral Garage: 16' 4" x 14' 5" (4.97m x 4.39m), Electric door, oil fired boiler providing central heating and domestic hot water.



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.

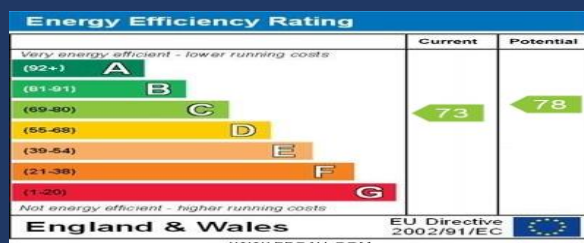
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TOTAL FLOOR AREA: 4214 sq.ft. (391.5 sq.m.) approx.

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