



**FREEHOLD**

**£329,995**



**CHURCH HOUSE, CHURCH ROAD, SOUDLEY, CINDERFORD,  
GLOUCESTERSHIRE, GL14 2UA**

- THREE BEDROOMS
- LOUNGE
- UTILITY ROOM
- OIL FIRED CENTRAL HEATING
- GARDENS & GARAGE
- KITCHEN
- DOUBLE GLAZING
- NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION
- PLANNING CONSENT FOR EXTENSION P0787/07/FUL

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# CHURCH HOUSE, CHURCH ROAD, SOUDLEY, CINDERFORD, GLOUCESTERSHIRE, GL14 2UA

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE AN ATTRACTIVE THREE BEDROOMED DETACHED HOUSE IN THE POPULAR VILLAGE OF SOUDLEY AND WITH AN EXCELLENT OUTLOOK TO FRONT ELEVATIONS.**

The picturesque village of Soudley is surrounded by woodland providing a stunning backdrop and has a school, pub and heritage museum with tea shop.

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:** Slate floor, under-stairs storage area.

**Lounge:** 13' 9" x 11' 2" (4.2m x 3.4m), Fireplace with wood-burning stove, radiator, window to front with view.

**Kitchen:** 17' 5" x 10' 2" (5.3m x 3.1m), Fitted with high gloss contemporary style units providing ample worktop and storage space, fitted double oven, hob with extractor hood, fridge, slate floor, doors and window to rear, tiled splash-backs.



**Utility Room:** 9' 2" x 6' 11" (2.8m x 2.1m), Plumbing for washing machine, Worcester oil fired boiler, door and window to rear, door to -

**Garage:** 17' 9" x 9' 2" (5.4m x 2.8m), With power and light and up & over door.

**Landing:** Access to loft.

**Bedroom One:** 13' 9" x 10' 2" (4.2m x 3.1m), Window to front with views, radiator.





**Bedroom Two: 10' 2" x 10' 2" (3.1m x 3.1m),**  
Radiator, window to rear.

**Bedroom Three: 8' 6" x 7' 10" (2.6m x 2.4m), 'L'**  
shaped, window to front with views, built-in  
cupboard, radiator.

**Bathroom:** Three piece suite, window to rear,  
towel rail radiator, tiled splash-backs.

**Services:** Electricity, mains water and  
drainage are connected to the property. The  
heating system and services where applicable  
have not been tested.



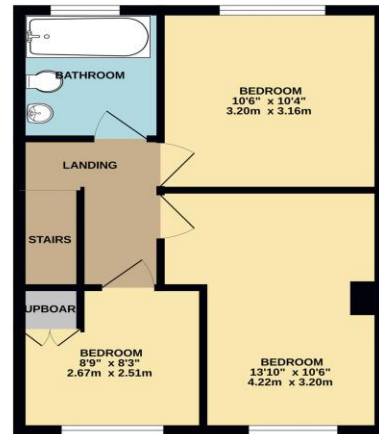
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.

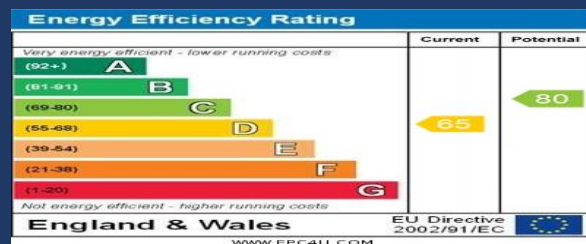


1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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