



FREEHOLD

£375,000



THE OLD COURT HOUSE, 6 STOCKWELL GREEN, CINDERFORD, GLOUCESTERSHIRE, GL14 2EH

- **FOUR BEDROOMS**
- **THREE RECEPTION ROOMS**
- **UTILITY ROOM**
- **MASSES OF POTENTIAL**
- **PARKING**
- **HISTORIC PROPERTY**
- **THREE BATHROOMS**
- **LARGE PRIVATE GARDENS**
- **LARGE GARAGE WITH POTENTIAL FOR CONVERSION**

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COURT HOUSE, , 6 STOCKWELL GREEN, CINDERFORD, GLOUCESTERSHIRE, GL14 2EH

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS LOVELY OLD FORMER PUBLIC HOUSE ON THE OUTSKIRTS OF CINDERFORD AND WITH A WEALTH OF CHARACTER ACCOMMODATION AND LARGE GARDENS. THE PROPERTY NEEDS SOME MODERNISATION BUT WOULD MAKE A LOVELY FAMILY HOME.

The market town Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, dentist, sports and leisure centre, community hospital, 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 door to -

Porch: Door to -

Living Room: 28' 7" x 11' 2" (8.7m x 3.4m), Two stone fireplaces, two windows to front, radiators.

Conservatory: 11' 2" x 7' 7" (3.4m x 2.3m), Door to front.



Kitchen: 11' 2" x 10' 2" (3.4m x 3.1m), Wall and base level units, sink unit, tiled splash backs, tiled floor, radiator, two windows to side, exposed stone wall.

Utility Room: 9' 2" x 5' 11" (2.8m x 1.8m), Plumbing for automatic washing machine, quarry tiled floor, window.

Shower Room: Sink unit, W.C., shower cubicle with shower, quarry tiled floor.

Rear Hall: 10' 6" x 8' 10" (3.2m x 2.7m), Quarry tiled floor, radiator, window to rear, gas boiler providing central heating and domestic hot water, door to rear porch with door to gardens.



Rear Reception: 16' 1" x 7' 10" (4.9m x 2.4m),
Beamed ceiling, two windows to rear, radiator.

Landing: Radiator, window to rear with views.

W.C.: Radiator, W.C., vanity wash hand basin.

Master bedroom: 15' 1" x 10' 10" (4.6m x 3.3m),
Two windows to front, radiator, exposed roof purlins, built-in cupboard.

En-Suite Bathroom: Three piece suite, radiator, tiling, access to loft, airing cupboard.

Bedroom Two: 10' 10" x 9' 2" (3.3m x 2.8m),
Window to front, radiator, built-in cupboards, access to loft.

Bedroom Three: 9' 9" x 7' 8" (2.96m x 2.33m),
Radiator, windows to side and rear with views.

Bedroom Four: 8' 2" x 7' 3" (2.5m x 2.2m),
Window to rear with views, radiator, built-in storage.

Bathroom: 7' 3" x 5' 9" (2.2m x 1.76m), Three piece suite, tiling to walls, over-bath mixer, radiator, window.

Outside: Attached garage (15' 9" x 8' 10" (4.8m x 2.7m)) formerly two storey, gateway to parking. Formal gardens to the front with lawned area and herbaceous borders. The rear garden is of good size (approx. 100 ft x 60ft) and private with large lawned area, herbaceous borders, patio area, sub-divided by attractive archway to orchard area with arbor. There is also side pedestrian access to the property.

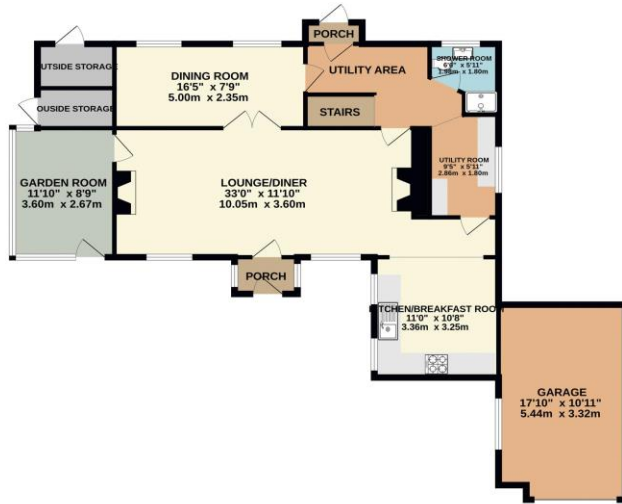
Services: All mains services are connected to the property. The heating and services where applicable have not been tested.



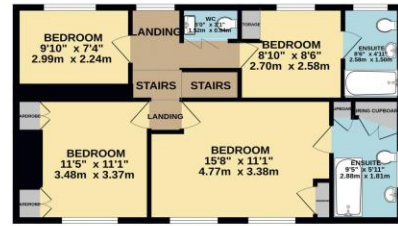
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.

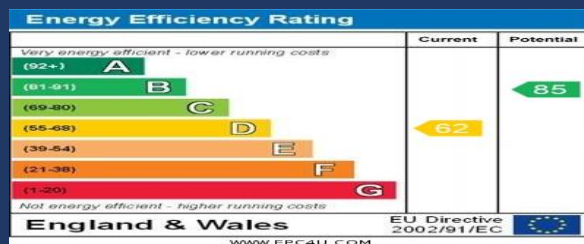


1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 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