



FREEHOLD

£325,000



48 LITTLEDEAN HILL ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BJ

- TWO BEDROOM COTTAGE STYLE PROPERTY
- SNUG/OFFICE ROOM ON FIRST FLOOR
- FAMILY BATHROOM
- DOUBLE GLAZING (TRIPLE IN TWO WINDOWS)
- GARDEN & OFF ROAD PARKING
- OPEN PLANNED LOUNGE/SITTING ROOM
- CONSERVATORY
- UTILITY AREA
- GAS CENTRAL HEATING
- POPULAR AREA WITH STUNNING VIEWS

www.kjtresidential.co.uk

48 LITTLEDEAN HILL ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BJ

KJT RESIDENTIAL ARE EXCITED TO OFFER FOR SALE, THIS TWO BEDROOM COTTAGE STYLE PROPERTY FULL OF CHARM AND QUIRKINESS. THE PROPERTY HAS BEEN TRANSFORMED BY THE CURRENT OWNER AND PROVIDES A TWIST OF MODERN WITH ITS OPEN PLANNED KITCHEN AND HAS A COSY SNUG ROOM ON THE FIRST FLOOR. THE PROPERTY BENEFITS FROM AMPLE OFF ROAD PARKING AND GARDENS AND IS ELEVATED ABOVE THE TOWN WITH OUTSTANDING VIEWS.

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.

Composite front door to -

Open planned Kitchen/Living area: 24' 9" x 11' 8" (7.55m x 3.56m), The room has a lovely light and airy feel with two windows which are triple glazed with panoramic views. There are light coloured wooden base units with built-in oven and glass splash-back, granite effect worktops stylishly co-ordinate, stainless steel sink with mixer tap, shelving, panelled splash-backs, wine rack, cupboard housing Worcester gas boiler providing central heating and domestic hot water, spotlights, panelled radiator and original block floor, open planned living area with radiator and wood flooring.



Lobby area with book shelving, door to -

Utility Area: , Plumbing for automatic washing machine, double sink, cupboard.

Family Bathroom: Suite comprising panelled bath with shower and screen, sink, low level W.C., tiled splash-backs, panelled walls, window, heated towel rail.

Off the utility area, door to -

Conservatory: 12' 2" x 9' 2" (3.7m x 2.8m), A room that can be used all year round as it has a radiator, 1/2 glazed UPVC, wood effect floor, door to outside.

Off the lobby -



Master Bedroom: 10' 7" x 9' 9" (3.22m x 2.96m), Radiator, opening into walk-in dressing room (having window and radiator), French doors to patio area.

Off the living area, stairs to -

First Floor:

Snug/Office: 17' 1" x 10' 10" (5.2m x 3.3m), A fantastic, versatile room, skylight window with views, radiator, eaves storage (the current owner uses this as another cosy sitting room). Door to -

Bedroom Two: 12' 3" x 10' 10" (3.73m x 3.29m), Another light room with views, radiator and eaves storage.

Outside: A stone wall to the front gives the property a cottage look, gravelled to front and side, a drive provides parking. A gate leads to the rear where there is a further gravelled area (possibility of easily making extra parking). The current owner has created a lovely outdoor seating area with pergola. The garden is a lovely feature of the property, there is an ornamental pond and steps up to a further area which is beautifully stocked with seasonal planting and herbaceous borders, there is a peaceful seating area. The garden is extremely private with fenced boundaries.

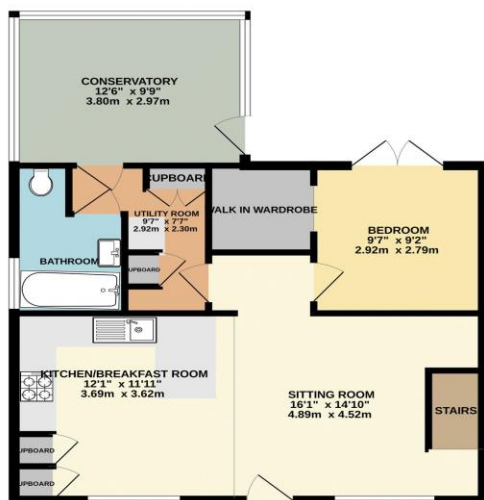
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



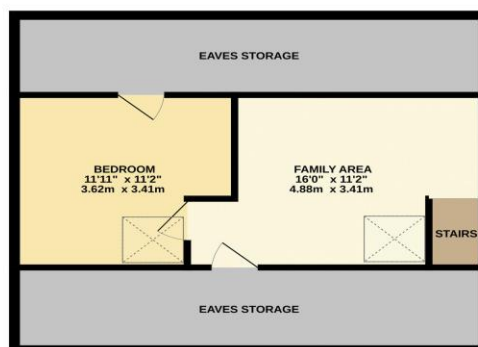
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

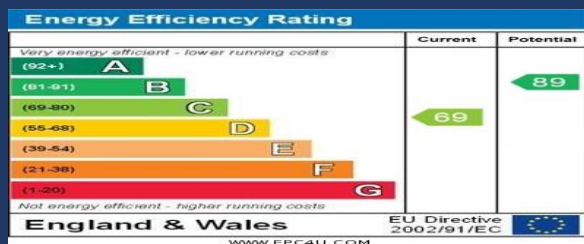


1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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.
Made with Metropix ©2025



PASSIONATE
ABOUT
Property
SINCE 1982