



FREEHOLD

£550,000



**52A LITTLEDEAN HILL ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2BJ**

- THREE BEDROOMS (MASTER WITH EN-SUITE)
- GAS CENTRAL HEATING & DOUBLE GLAZING
- BESPOKE KITCHEN
- PRIVATE LOCATION
- DOUBLE GARAGE
- DOUBLE GARAGE
- ONE THIRD OF AN ACRE SECLUDED LEVEL GARDENS
- VIEW TO FRONT
- IMPRESSIVE LIVING ROOM
- FURTHER OUTBUILDING

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52A LITTLEDEAN HILL ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BJ

KJT RESIDENTIAL HAVE PLEASURE IN OFFERING FOR SALE, THIS STAND OUT PROPERTY WITH IMPRESSIVE GARDENS AND GROUNDS AND A SUPERB LIVING AREA, BOTH COMPLIMENTING THE WELL MAINTAINED CHARACTER ACCOMMODATION WHICH COMES WITH THE REST OF THE PROPERTY. THERE IS LOADS OF OUTSIDE SPACE TO ENJOY ON TOP OF THE EXCELLENT INTERIOR.

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 door to -

Porch: 9' 2" x 5' 7" (2.8m x 1.7m), Tiled floor, base level storage cupboards, windows to front, side and rear, stable door to -

Kitchen/Dining Room: 21' 0" x 14' 1" (6.4m x 4.3m), Solid oak bespoke kitchen having fitted double oven with hob over and extractor hood, Belfast sink, tiled splash-backs, French doors opening onto the garden, window to side, radiators, working original inset Range in period fireplace.

Dining Room/Study/Bedroom Four: 11' 10" x 9' 10" (3.6m x 3m), Original period fireplace, radiator, window to front, built-in cupboard with gas boiler for central heating and domestic hot water.



Inner Hall:

Shower Room: 7' 7" x 7' 3" (2.3m x 2.2m), Walk-in shower, vanity wash hand basin, W.C., fitted storage cabinet and cupboard, tiling to walls, heated towel rail radiator.

Living Room: 27' 3" x 16' 1" (8.3m x 4.9m), An impressive room with feature green oak glazed area, feature free standing gas fired stove, skylights, French doors to garden, radiators.

Bedroom One: 10' 6" x 10' 6" (3.2m x 3.2m), Wall to wall wardrobes, French doors to garden, radiator.



En-suite: Shower cubicle, W.C., wash hand basin, tiling to walls and floor, towel rail radiator, window.

Bedroom Two: 12' 2" x 7' 7" (3.7m x 2.3m), Window to rear, radiator, fitted wardrobes and cupboards.

Bedroom Three: 9' 6" x 7' 7" (2.9m x 2.3m), Window to rear, radiator.

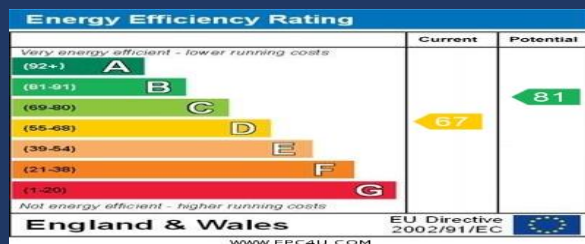
Outside: A feature of the property is the garden and grounds which are level, predominantly west facing and extremely private. The property is approached via a long brick paved driveway with ample parking. There is a double garage (25' 3" x 21' 8" (7.7m x 6.6m)) with power & light, electric door and eaves storage. There is a summer house/cabin (16' 1" x 11' 2" (4.9m x 3.4m)) with power & light and up and over door to the side for easy access and an attractive verandah to the front. The garden is made up of large level lawned area with mature shrubs and trees. It has attractive seating areas and an alfresco dining area in front of the kitchen/diner. A robotic lawn mower is included in the sale for the buyer's convenience.

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



PASSIONATE
ABOUT
Property
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