



FREEHOLD

**Offers in the Region Of
£620,000**



CHURCH HOUSE , ENGLISH BICKNOR, COLEFORD, GLOUCESTERSHIRE, GL16 7PG

- FOUR DOUBLE BEDROOMS
- SET WITHIN THE GROUNDS OF ENGLISH BICKNOR CASTLE
- PICTURESQUE OUTLOOK
- SPACIOUS ACCOMMODATION THROUGHOUT
- THREE RECEPTION ROOMS
- SOUGHT AFTER VILLAGE LOCATION
- LARGE KITCHEN/DINING ROOM
- ATTRACTIVE GARDENS

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE THIS DELIGHTFUL FOUR-BEDROOMED DETACHED, HISTORIC COTTAGE WITH THREE RECEPTION ROOMS AND OFFICE. THE PROPERTY IS RICH IN CHARM AND CHARACTER THROUGHOUT AND IS SET WITHIN LOVELY, WELL-ESTABLISHED GARDENS, FORMERLY THE OUTER BAILEY OF THE EARLY NORMAN CASTLE. THE PROPERTY ENJOYS A PICTURESQUE SETTING IN THE POPULAR AND HIGHLY SOUGHT-AFTER VILLAGE OF ENGLISH BICKNOR, MAKING IT A TRULY APPEALING FAMILY HOME.

English Bicknor is a popular and traditional village set on the northern edge of the Forest of Dean overlooking the Wye Valley and has a well regarded primary school as well as a successful nursery and community centre, situated in a conservation area.

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 -

Outer Hall: Tiled floor, exposed stone wall, window to rear, door to -

Rear Hall: 26' 11" x 6' 2" (8.2m x 1.89m), Two radiators, window to rear, exposed stone wall, stairs off, glazed double doors to -

Living Room: 12' 10" x 11' 10" (3.9m x 3.6m), Quarry tiled floor, cast iron fireplace, window to front, radiator.

Lounge: 13' 5" x 11' 10" (4.1m x 3.6m), Quarry tiled floor, open fireplace, window to front, radiator, original safe.



Kitchen/Dining Room: 20' 8" x 16' 5" (6.3m x 5m), Beamed ceiling, windows to front, brick fireplace, radiator. Kitchen area has Shaker style units, tiled splash-backs, integrated oven and hob, sink unit, plumbing for dishwasher, oil fired boiler for central heating and domestic hot water, tiled floor to kitchen area, larder cupboard plumbing for automatic washing machine, door to outside.

First Floor Galleried Landing: 23' 11" x 7' 10" (7.3m x 2.4m), Exposed stone wall, radiator, airing cupboard and office/study area.

Bedroom One: 12' 10" x 11' 10" (3.9m x 3.6m), Window to front with outstanding views over open countryside as far as the eye can see, exposed timbers, radiator, en-suite shower room with shower cubicle, W.C., sink unit, storage recess, radiator.

Bedroom Two: 13' 9" x 10' 10" (4.2m x 3.3m), Window to front again with extensive views, radiator.

Bedroom Three: 12' 2" x 11' 10" (3.7m x 3.6m), Window to front again with splendid views, radiator.

Bedroom Four: 12' 6" x 9' 6" (3.8m x 2.9m), Radiator, window to rear.

Bathroom: Panelled bath, W.C., vanity wash hand basin, window to side, radiator, exposed stone wall.

Outside: To the front of the property there is a large gravelled parking and turning area and to the side is an outside W.C. with two piece suite. Agent's Note: Planning permission has been granted to build a side porch/utility.

The gardens are an attractive feature of this property, originally being part of the outer bailey of English Bicknor Castle. The main area of the castle is behind the property and can be viewed from the upper garden area and is under the control of English Heritage and so will always remain an impressive backdrop for the property. The gardens are on two levels having a summerhouse on each level and have lawned areas, mature shrubs and trees, seating areas which take advantage of the attractive aspect. There are two timber sheds and one brick shed.

The garden is visually interesting all year round with seasonal planting and all types of wildlife, a must to see.

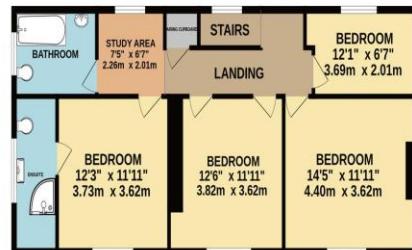
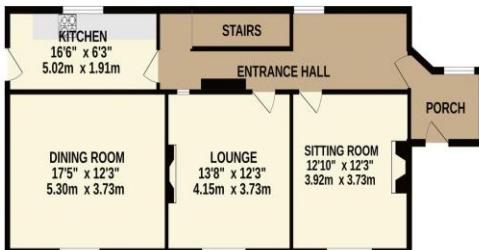
Services: Mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.



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.

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.

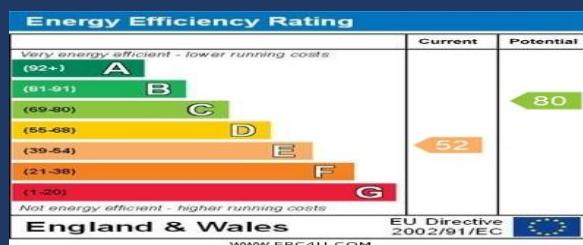
1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 1672 sq.ft. (155.3 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.

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PASSIONATE
ABOUT
Property
SINCE 1982