



ROSEDALE

Highleadon, GL19 1HS



# SPACIOUS FAMILY HOME IN A PEACEFUL VILLAGE SETTING

This beautifully presented four-bedroom home sits in the heart of the Gloucestershire countryside, with generous rooms, a landscaped garden, and versatile spaces including an annexe. Ideal for anyone seeking a peaceful rural lifestyle with easy access to local amenities.



4



3



32

EPC

F

Local Authority: Forest of Dean District Council

Council Tax band: F

Tenure: Freehold

Guide Price: £1,250,000



## KITCHEN AND LOUNGE

Rosedale offers a spacious and well-considered layout across both the main residence and a self-contained annexe, providing a total of approximately 3,547 sq ft.

Presented in immaculate order, the main house is arranged over two floors. On the ground floor, a large central entrance hall provides access to all principal rooms and includes a staircase to the first floor. There is a generous sitting room with bi-folding doors to the terrace so making it ideal for relaxing or entertaining. Internal double doors link to a study area or playroom. On the opposite side of the hallway is a well-appointed kitchen and breakfast area, open plan to the dining room. A utility room and a WC complete the ground floor. The layout offers a natural flow between living, dining, and service areas, making it ideal for family life and hosting.







## BEDROOMS AND BATHROOMS

Upstairs, the first floor centres around a spacious landing that connects four bedrooms. The principal bedroom has an en-suite shower room, built in wardrobes and views over the paddock at the rear. Bedrooms two and three are positioned side by side on the opposite side of the landing and share a 'Jack and Jill' bathroom. A fourth bedroom and ensuite bathroom complete the upper floor. All of the bedrooms and bathrooms are presented in very good order.





Annexe

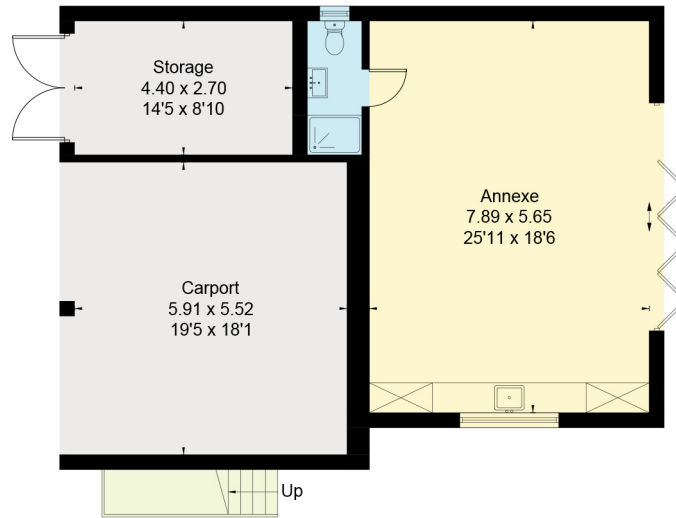


## ANNEXE AND GROUNDS

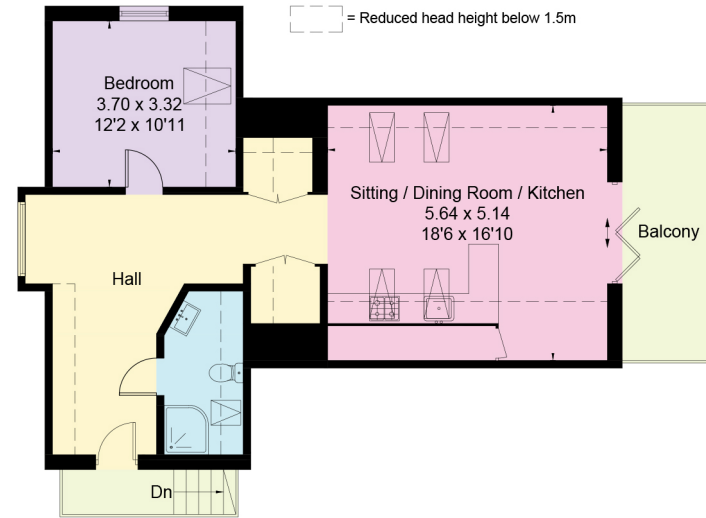
Set behind an electric gate, the 2.1 acre plot is fenced on all sides but is otherwise open so enjoying an uninterrupted view over the paddock. providing great views of the surrounding countryside. on the first floor above a large double carport, the secure garden store room and a versatile ground floor garden room, there is a superb one bedroom first floor annexe that offers independent living with its own entrance. The annex comprises a spacious open-plan sitting, dining, and kitchen area with access to a balcony, providing great views of the surrounding countryside. A separate bedroom and the shower room make the annexe ideal for guests, extended family, or potential rental use. On the ground floor, quite separate to the annex above, a large, versatile room faces west over the paddock and can be used as a home work space, second annex or an amazing entertaining space. The overall layout of Rosedale has been thoughtfully designed to offer comfort, flexibility, and privacy across both the main



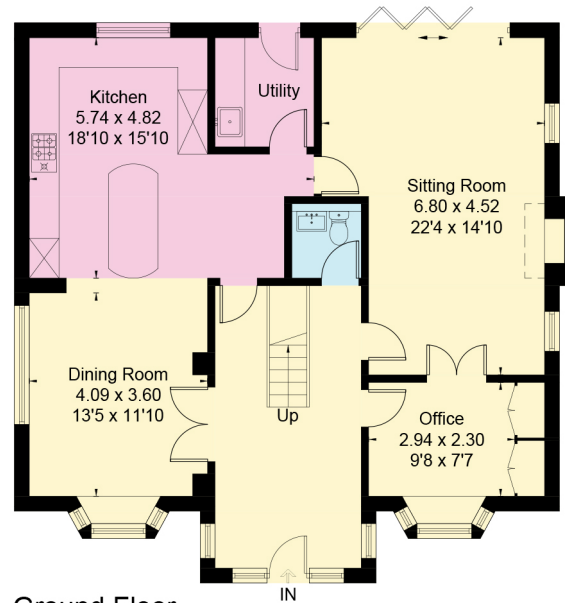




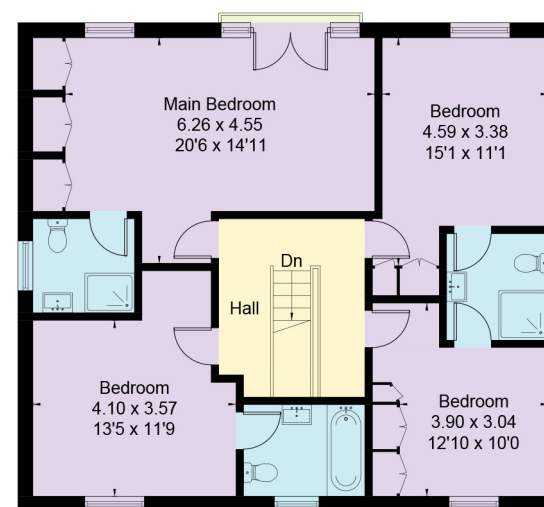
**Annexe - Ground Floor**  
(Not Shown In Actual Location / Orientation)



**Annexe - First Floor**



**Ground Floor**



**First Floor**

(Including Annexe and Storage)  
Approximate Gross Internal Area = 329.6 sq m / 3547 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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