



Silent Whistle Oakle Street
Churcham GL2 8AG



STEVE GOOCH
ESTATE AGENTS | EST 1985

Silent Whistle Oakle Street

Churcham GL2 8AG

£699,950

AN EXCEPTIONALLY SPACIOUS, INDIVIDUAL and VERSATILE FORMER HOTEL AND PUBLIC HOUSE located in a HIGHLY POPULAR VILLAGE LOCATION offering MUCH POTENTIAL benefitting from SEVEN BEDROOMS in the MAIN RESIDENCE, LEISURE AREA with SWIMMING POOL, SAUNA, HOT TUB AREA with a SEPARATE TWO BEDROOM COTTAGE, all with BUSINESS / DEVELOPMENT POTENTIAL.

This popular village has a church, garage and primary school with the village of Huntley just 5 minutes drive away where amenities include shops, butchers, hairdressers, a primary school, garage, village hall, church and a public house, and an equestrian centre with an indoor riding school. Local comprehensive schooling is available at Newent Community School or Dean Magna in Mitcheldean. Newent is approximately 7/8 miles away and the city centre of Gloucester approximately 4/5 miles where more facilities can be found.

Additional sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Enter the property via UPVC double glazed front door into:

ENTRANCE AREA

Through further double oak glazed wooden doors into:

ENTRANCE HALL

Double radiator, stairs leading off, door to cellar.

DINING ROOM

17'2 x 14'0 (5.23m x 4.27m)

Multi-fuel Rayburn, double radiator, window seat with storage, coved ceilings, central ceiling rose, wall light fittings, front aspect bay window, opening through to:

KITCHEN / BREAKFAST ROOM

12'7 x 12'2 (3.84m x 3.71m)

Stoves calor gas range oven, range of base and wall mounted units, laminated worktops, tiled splashbacks, under unit lighting, floor mounted oil-fired boiler supplying the hot water and central heating, plumbing for washing machine, island with double Belfast sink unit, breakfast bar area, space for American fridge / freezer, tiled floor, inset spot lighting, extractor fan, side aspect UPVC double glazed French doors to the courtyard.

LOUNGE

30'8 x 14'2 (9.35m x 4.32m)

Cast iron log burner, two radiators, TV point, window seat, door to hallway, coved ceiling, central ceiling rose, rear aspect window, front aspect bay window, opening through to:

SECOND SITTING ROOM / POSSIBLE GROUND FLOOR ANNEXE

21'2 x 9'8 (6.45m x 2.95m)

Laminate flooring, double radiator, picture rail, coved ceiling, front and side aspect windows, door to:

SHOWER ROOM

9'8 x 4'5 (2.95m x 1.35m)

Fully tiled walls, tiled flooring, walk in double shower cubicle with Triton electric shower, low-level WC, pedestal wash hand basin, spot lighting, electric room heater, rear aspect frosted window.

CELLAR

30' x 20' max (9.14m x 6.10m max)

From the hallway, door leads to the cellar. ceiling height approximately 6ft, original coal chute to front aspect, UPVC double doors to rear providing access to the gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Rear aspect window.

BEDROOM 1

14'9 x 13'6 (4.50m x 4.11m)

Original ornate fireplace, fitted wardrobes, double radiator, two front aspect windows offering pleasant views over the surrounding countryside.





BEDROOM 2

14'3 x 10'5 (4.34m x 3.18m)

Single radiator, rear aspect window offering pleasant views over the surrounding fields and countryside.

BEDROOM 3

14'0 x 7'4 (4.27m x 2.24m)

Double radiator, coved ceiling, front aspect window offering pleasant views over the surrounding fields and countryside.

BEDROOM 4

11'10 x 1'3 (3.61m x 0.38m)

Double radiator, front aspect window, door to:

EN-SUITE

4'7 x 4'6 (1.40m x 1.37m)

Corner shower cubicle, vanity wash hand basin with cupboard below, low-level WC, spot lighting, composite panelled wall, heated towel rail, side aspect window.

BEDROOM 5

10'3 x 10'2 max - incorporating en-suite (3.12m x 3.10m max - incorporating en-suite)

Single radiator, rear aspect frosted window, door to:

EN-SUITE

5'5 x 4'7 (1.65m x 1.40m)

Corner shower cubicle with electric shower, vanity wash hand basin with cupboard below, low-level WC, chrome heated towel rail, panelled walls, spot lighting.

LAUNDRY ROOM

7'7 x 4'3 (2.31m x 1.30m)

Plumbing for washing machine, space for tumble dryer, shelving and storage space above, single radiator.

BATHROOM

12'3 x 8'3 (3.73m x 2.51m)

Luxurious suite comprising of double shower cubicle with inset double headed shower, his and hers wall mounted vanity wash hand basins with mixer tap above, cupboards below, free standing bath, central mixer tap over, low-level WC, two heated towel rails, tiled walls, inset spot lighting, side aspect frosted window.

BEDROOM 6

14'1 x 11'0 (4.29m x 3.35m)

Built-in under stairs storage, single radiator, two front aspect windows offering pleasant views over the surrounding countryside.

FROM BEDROOM 6, A TURNING STAIRCASE LEADS TO THE SECOND FLOOR.

BEDROOM 7

20'3 x 13'9 (6.17m x 4.19m)

Eaves storage, one front and two rear aspect Velux roof lights.

FROM THE ENTRANCE HALL, A DOUBLE GLAZED DOOR LEADS TO REAR HALL WAY WITH HALF GLAZED UPVC DOORS TO THE GARDENS AND HALF GLAZED UPVC DOOR LEADING INTO:



LEISURE AREA

36'0 x 35' (10.97m x 10.67m)

Indoor heated pool with air source heat pump, hot tub area, WC, sauna with tiled floors, radiators, plant room, side aspect double opening French doors to the gardens, two side aspect windows, rear aspect UPVC double glazed door, solar panels to roof (owned by property) feeding in c£1500 per annum; further double glazed door into:

COURTYARD AREA

THE COACH HOUSE / HOLIDAY LET / ANNEXE

HALLWAY

Tiled floor, chrome heated towel rail, boiler supplying the hot water and central heating.

BATHROOM

8'4 x 8'3 (2.54m x 2.51m)

White suite comprising of corner bath, corner shower cubicle, low-level WC, pedestal wash hand basin, tiled splash backs, spot lighting, extractor fan.

OPEN PLAN LIVING / KITCHEN AREA

27'4 x 19'7 max (8.33m x 5.97m max)

The kitchen has a double Belfast sink unit with mixer tap above, integrated oven with four ring halogen hob, breakfast bar area, space for fridge / freezer, base and wall mounted units with laminated worktops and tiled splashbacks, tiled floor, rear aspect windows.

The main living area has tiled flooring, decorate fireplace, conservatory area with side, front and rear aspect windows, polycarbonate roof, rear aspect double opening French doors to the outside.

A TURNING STAIRCASE FROM THE LIVING AREA TO THE FIRST FLOOR.

LANDING

BEDROOM 1

14'0 x 8'5 (4.27m x 2.57m)

Double radiator, built-in storage cupboard, Velux window, side aspect window offering pleasant views over the surrounding fields and countryside.

BEDROOM 2

14'0 x 7'7 (4.27m x 2.31m)

Built-in storage cupboard, double radiator, Velux roof light, side aspect window offering pleasant views over the surrounding fields and countryside.

OUTSIDE

To the front of the property, a driveway provides off road parking for several vehicles with wrought iron double gates and driveway providing access to the rear of the property with covered deck area, low maintenance astro turf lawn. The main part of the garden is laid to tarmac (the property was a former hotel and public house) but lends itself to landscaping, wooden built Summer house and storage area, gravelled area to the rear, the property is enclosed by wood panelled fencing and hedging and backs onto open fields and countryside.

The Coach House has its own covered deck area.





SIDE COURTYARD AREA

The side courtyard is accessed from the kitchen in the main house, houses the oil storage tank and is enclosed by fencing.

SERVICES

Mains water and electric, oil fired heating, septic tank drainage.

WATER RATES

Severn Trent - to be advised.

LOCAL AUTHORITY

Council Tax Band: F
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

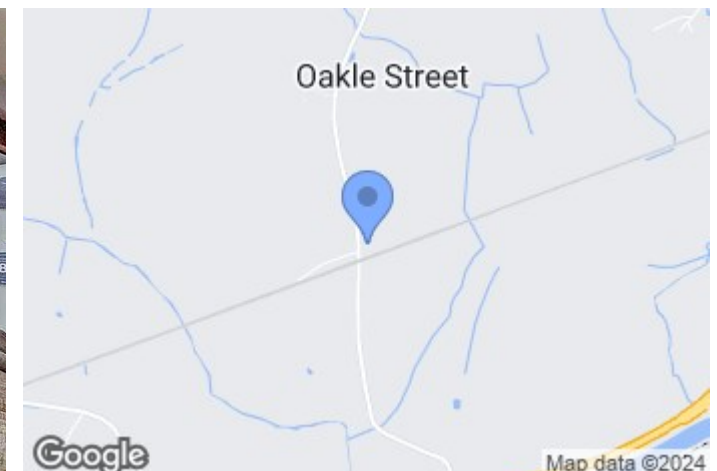
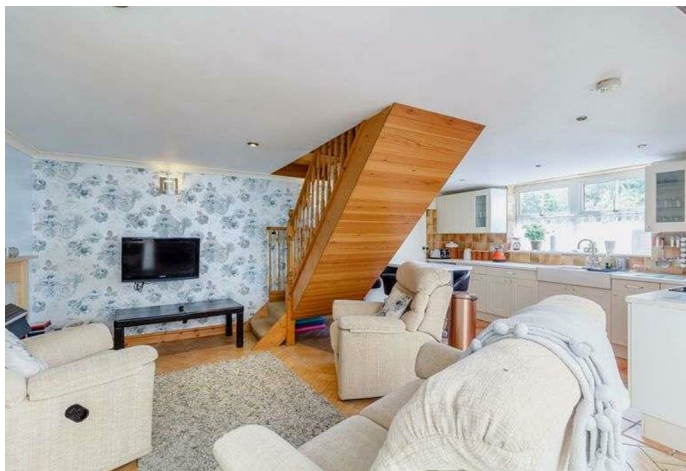
From the A40 heading towards Huntley, turn left into Oakle Street, continue along where the property will be located before the railway bridge on the right hand side as marked by our For Sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



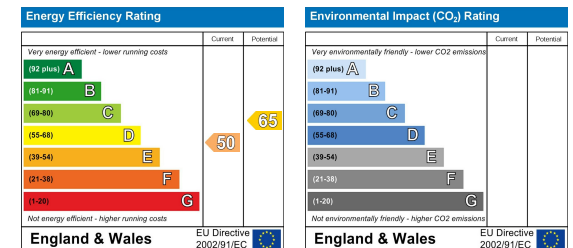
Silent Whistle, Oakle Street Churcham, Gloucester, Gloucestershire



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