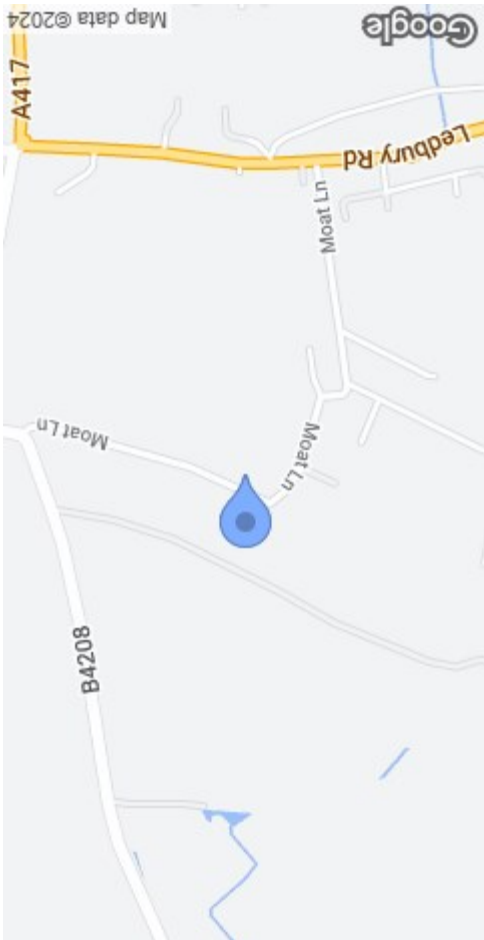


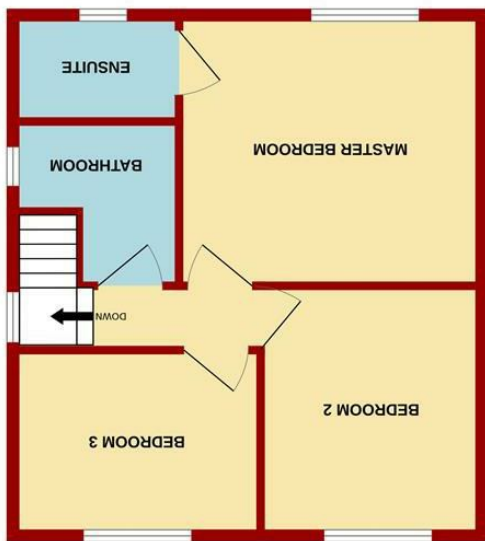


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

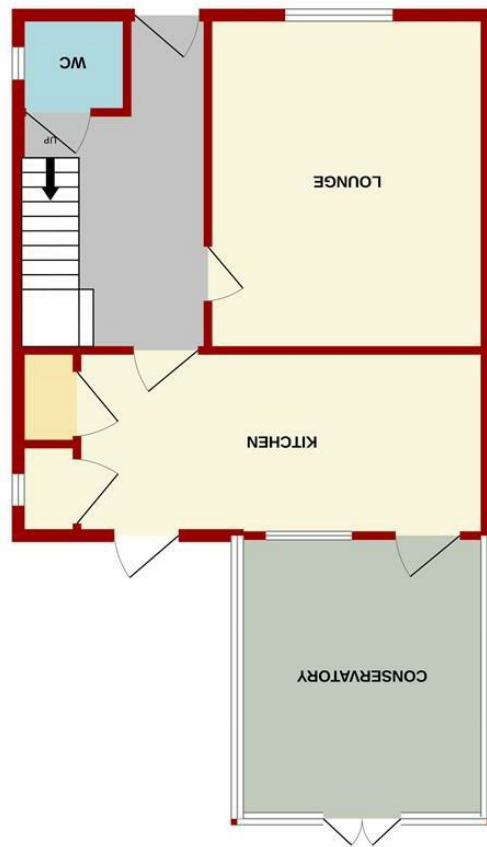
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>103-120 kWh/m<sup>2</sup> (low energy 103-120 kWh/m<sup>2</sup>)</td></tr> <tr><td>B</td><td>81-102 kWh/m<sup>2</sup> (low energy 81-102 kWh/m<sup>2</sup>)</td></tr> <tr><td>C</td><td>61-80 kWh/m<sup>2</sup> (low energy 61-80 kWh/m<sup>2</sup>)</td></tr> <tr><td>D</td><td>41-60 kWh/m<sup>2</sup> (low energy 41-60 kWh/m<sup>2</sup>)</td></tr> <tr><td>E</td><td>21-40 kWh/m<sup>2</sup> (low energy 21-40 kWh/m<sup>2</sup>)</td></tr> <tr><td>F</td><td>1-20 kWh/m<sup>2</sup> (low energy 1-20 kWh/m<sup>2</sup>)</td></tr> <tr><td>G</td><td>1-20 kWh/m<sup>2</sup> (low energy 1-20 kWh/m<sup>2</sup>)</td></tr> </table>	A	103-120 kWh/m <sup>2</sup> (low energy 103-120 kWh/m <sup>2</sup> )	B	81-102 kWh/m <sup>2</sup> (low energy 81-102 kWh/m <sup>2</sup> )	C	61-80 kWh/m <sup>2</sup> (low energy 61-80 kWh/m <sup>2</sup> )	D	41-60 kWh/m <sup>2</sup> (low energy 41-60 kWh/m <sup>2</sup> )	E	21-40 kWh/m <sup>2</sup> (low energy 21-40 kWh/m <sup>2</sup> )	F	1-20 kWh/m <sup>2</sup> (low energy 1-20 kWh/m <sup>2</sup> )	G	1-20 kWh/m <sup>2</sup> (low energy 1-20 kWh/m <sup>2</sup> )	<table border="1"> <tr><td>A</td><td>103-120 kWh/m<sup>2</sup> (low energy 103-120 kWh/m<sup>2</sup>)</td></tr> <tr><td>B</td><td>81-102 kWh/m<sup>2</sup> (low energy 81-102 kWh/m<sup>2</sup>)</td></tr> <tr><td>C</td><td>61-80 kWh/m<sup>2</sup> (low energy 61-80 kWh/m<sup>2</sup>)</td></tr> <tr><td>D</td><td>41-60 kWh/m<sup>2</sup> (low energy 41-60 kWh/m<sup>2</sup>)</td></tr> <tr><td>E</td><td>21-40 kWh/m<sup>2</sup> (low energy 21-40 kWh/m<sup>2</sup>)</td></tr> <tr><td>F</td><td>1-20 kWh/m<sup>2</sup> (low energy 1-20 kWh/m<sup>2</sup>)</td></tr> <tr><td>G</td><td>1-20 kWh/m<sup>2</sup> (low energy 1-20 kWh/m<sup>2</sup>)</td></tr> </table>	A	103-120 kWh/m <sup>2</sup> (low energy 103-120 kWh/m <sup>2</sup> )	B	81-102 kWh/m <sup>2</sup> (low energy 81-102 kWh/m <sup>2</sup> )	C	61-80 kWh/m <sup>2</sup> (low energy 61-80 kWh/m <sup>2</sup> )	D	41-60 kWh/m <sup>2</sup> (low energy 41-60 kWh/m <sup>2</sup> )	E	21-40 kWh/m <sup>2</sup> (low energy 21-40 kWh/m <sup>2</sup> )	F	1-20 kWh/m <sup>2</sup> (low energy 1-20 kWh/m <sup>2</sup> )	G	1-20 kWh/m <sup>2</sup> (low energy 1-20 kWh/m <sup>2</sup> )
A	103-120 kWh/m <sup>2</sup> (low energy 103-120 kWh/m <sup>2</sup> )																												
B	81-102 kWh/m <sup>2</sup> (low energy 81-102 kWh/m <sup>2</sup> )																												
C	61-80 kWh/m <sup>2</sup> (low energy 61-80 kWh/m <sup>2</sup> )																												
D	41-60 kWh/m <sup>2</sup> (low energy 41-60 kWh/m <sup>2</sup> )																												
E	21-40 kWh/m <sup>2</sup> (low energy 21-40 kWh/m <sup>2</sup> )																												
F	1-20 kWh/m <sup>2</sup> (low energy 1-20 kWh/m <sup>2</sup> )																												
G	1-20 kWh/m <sup>2</sup> (low energy 1-20 kWh/m <sup>2</sup> )																												
A	103-120 kWh/m <sup>2</sup> (low energy 103-120 kWh/m <sup>2</sup> )																												
B	81-102 kWh/m <sup>2</sup> (low energy 81-102 kWh/m <sup>2</sup> )																												
C	61-80 kWh/m <sup>2</sup> (low energy 61-80 kWh/m <sup>2</sup> )																												
D	41-60 kWh/m <sup>2</sup> (low energy 41-60 kWh/m <sup>2</sup> )																												
E	21-40 kWh/m <sup>2</sup> (low energy 21-40 kWh/m <sup>2</sup> )																												
F	1-20 kWh/m <sup>2</sup> (low energy 1-20 kWh/m <sup>2</sup> )																												
G	1-20 kWh/m <sup>2</sup> (low energy 1-20 kWh/m <sup>2</sup> )																												



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Hectopix ©2024



1ST FLOOR



GROUND FLOOR



3 Moat Lane  
 Staunton GL19 3QG

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Guide Price £375,000

A SUPERBLY PRESENTED and EXTENDED THREE (ORIGINALLY FOUR) DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME, CONSERVATORY, MASTER EN-SUITE, located in an IDYLIC SEMI-RURAL LOCATION on the OUTSKIRTS OF THE VILLAGE OF STAUNTON with UNSPOILT VIEWS TO THE FRONT AND REAR of MAY HILL and THE MALVERNS with 120FT REAR GARDEN, OFF ROAD PARKING.

The village of Staunton offers amenities to include school, pet store, village hall, day nursery, doctor's surgery, The Swan Inn, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



Enter the property via UPVC double glazed front door into:

### ENTRANCE HALL

Double radiator, wooden turning staircase leading off, open under stairs storage, side aspect window.

### CLOAKROOM

Low-level WC, wall mounted wash hand basin with mixer tap, side aspect frosted window.

### LOUNGE

15'5 x 12'5 (4.70m x 3.78m)

Open fireplace housing cast iron multi-fuel burner, TV point, telephone point, double radiator, wall light fittings, front aspect window.

### KITCHEN

21'4 x 7'7 into pantry / utility recess (6.50m x 2.31m into pantry / utility recess)

The kitchen area comprises of one and a half bowl single drainer stainless steel sink unit with mixer tap, range of base and wall mounted units with wooden worktops, integrated double oven with separate four ring halogen hob and extractor fan over, space for free standing fridge / freezer, modern panelled radiator, TV point, tiled flooring, consumer unit, rear aspect window, UPVC double glazed door leading to the gardens.

The pantry has shelving and storage space, thermostat controls, side aspect frosted window.

Utility cupboard with plumbing for washing machine, worktop and storage space above for tumble dryer or further appliance.

UPVC double glazed back door from the kitchen leads into

### CONSERVATORY / DINING ROOM

13'0 x 11'5 (3.96m x 3.48m)

Lower brick and UPVC double glazed construction with polycarbonate roof, rear aspect French doors to patio and gardens, power and lighting, tiled floor, TV point, offers lovely views over the surrounding fields and countryside.

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

### LANDING

Side aspect window, access to roof space with pull down ladder.

### BEDROOM 1

13'2 x 12'0 (4.01m x 3.66m)

Ornate cast iron fireplace, TV point, double radiator, front aspect window offering far reaching elevated views over the surrounding fields and countryside towards May Hill.

### EN-SUITE

7'7 x 4'0 (2.31m x 1.22m)

Three piece white suite comprising of low-level WC, pedestal wash hand basin with mixer tap, double shower cubicle with built-in large, large shower head and detachable smaller head, accessed via sliding glazed screen with tiled splashbacks, chrome heated towel rail, extractor fan, front aspect window with far reaching views over the surrounding fields and countryside towards May Hill.

### BEDROOM 2

11'4 x 9'9 (3.45m x 2.97m)

Ornate cast iron fireplace, double radiator, rear aspect window offering lovely far reaching views over fields and countryside towards the Malvern Hills.

### BEDROOM 3

11'0 x 7'9 (3.35m x 2.36m)

Double radiator, rear aspect window offering lovely views over the surrounding fields and countryside towards the Malvern Hills.

### BATHROOM

7'7 x 7'6 (2.31m x 2.29m)

White suite comprising low-level WC, pedestal wash hand basin, panelled bath with mixer tap and shower detachment, tiled splashbacks, chrome heated towel rail, side aspect frosted window.

### OUTSIDE

To the front of the property, a gravelled driveway provides off road parking for up to five vehicles with front garden area laid to lawn with flowers and shrubs, outside lighting, gated side access to the rear gardens where the oil fired boiler is situated supplying the hot water and central heating, outside water tap, oil tank, patio seating area, large wooden built garden shed / workshop. The rest of the

gardens are mainly laid to lawn having borders planted with shrubs and bushes. At the bottom of the garden there is a gravelled patio seating area enjoying beautiful unspoilt views over the surrounding fields and countryside towards the Malvern Hills. The rear garden measures approximately 120ft in length.

### SERVICES

Mains water, drainage and electric, oil-fired heating.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: C  
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 Newent office proceed along the High Street to the traffic lights, go straight over towards Dymock taking the first turning right onto Tewkesbury Road. Follow this road to the end until reaching the A417 and turn left towards Staunton. Proceed into Staunton, at the mini roundabout go straight over onto Pendock Road and after a short distance you will see Moat Lane on the left. Turn left into Moat Lane, proceed along for a short distance and the property can be found on the right hand side.

### 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.