



42 Lining Wood
Mitcheldean GL17 0EN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £275,000

An IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME having a BRIGHT and SPACIOUS LIVING / DINING ROOM, MASTER EN-SUITE, LANDSCAPED GARDENS BACKING ONTO OPEN FIELDS and COUNTRYSIDE, SINGLE GARAGE and OFF ROAD PARKING situated ON THE EDGE of the MARKET TOWN OF MITCHELDEAN, IDEALLY SITUATED FOR EXPLORING THE FOREST OF DEAN and within EASY COMMUTING DISTANCE OF THE CATHEDRAL CITY OF GLOUCESTER.

Mitcheldean is a small town Located In The Forest Of Dean District Of Gloucestershire. It is situated in the northern part of the Forest Of Dean, approximately 8 Miles west of the City of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history and evidence of its past can be seen in the architecture of its buildings. The 13th Century church of St Michael and All Angels, for example, is a notable landmark In Mitcheldean.

The town features a range of amenities to serve its residents. These include local shops, pubs, a primary school and the secondary school - Dean Magna, which has an outstanding Ofsted report, a library and a community centre. The town hosts various events throughout the year including festival and markets.

Mitcheldean is also a gateway to the natural wonders of the Forest of Dean. The area offers opportunity for outdoor activities such as walking, cycling and exploring the woodland trails. Nearby attractions like the Clearwell Caves and Puzzlewood, add to the charm of the region.





Front aspect door leads into:

ENTRANCE HALL

A welcoming hall with wood effect flooring, radiator, thermostat heating controls, stairs to the first floor landing with built-in pull out storage below, doors lead into the lounge / diner, kitchen and cloakroom.

CLOAKROOM

5'6 x 3'5 (1.68m x 1.04m)

Low-level WC, pedestal wash hand basin with tiled splashbacks, radiator, obscured front aspect window.

LIVING ROOM / DINING AREA

20'10 x 13'5 (6.35m x 4.09m)

A bright and spacious room with feature entertainment wall having an electric fire below, radiators, dining area laid to wood effect flooring, front aspect window and French doors that lead out to the rear garden.

KITCHEN

13'2 x 9'1 (4.01m x 2.77m)

Fully fitted high-gloss eye and base level units with marble effect laminate worktops and inset sink with drainer. Built-in electric oven with gas hob and concealed extractor over, glass splashback, space and plumbing for washing machine, tumble dryer and fridge freezer. Door into good sized understairs storage cupboard with cloak hanging space, radiator, rear aspect window.

LANDING

Loft hatch to the insulated loft space, built-in storage cupboard, radiator, doors lead into the three bedrooms and family bathroom.

BEDROOM ONE

11'9 x 10'3 (3.58m x 3.12m)

Built-in double wardrobe, radiator, rear aspect window enjoying beautiful far reaching views over fields towards Herefordshire. Door leads into;

EN-SUITE SHOWER ROOM

8'5 max x 5'7 (2.57m max x 1.70m)

Walk-in mains fed shower with a tiled surround, low level WC, pedestal wash hand basin, heated towel rail, extractor, obscured rear aspect window.

BEDROOM TWO

12'8 x 8'10 (3.86m x 2.69m)

Built-in double wardrobe, radiator, front aspect window.

BEDROOM THREE

8'10 x 6'11 (2.69m x 2.11m)

Built-in wardrobe, airing cupboard housing the gas-fired combi boiler, radiator, front aspect window.

FAMILY BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

Modern white three piece suite includes a bath with tiled surround, low-level WC and a pedestal wash hand basin, heated towel rail, extractor, shaver point, obscured window to rear aspect.

OUTSIDE

The attractive front garden is mostly laid to lawn with slate borders featuring perennial plants. A laurel hedge provides privacy. A path leads up to the front entrance with canopy porch.

The very well maintained rear garden enjoys a great degree of privacy, comprising areas laid to lawn and patio making for an ideal family and entertaining space. There is an outside tap and lighting, a gate gives side access.

GARAGE

17'1 x 8'3 (5.21m x 2.51m)

Accessed via up and over door, parking space to the front.

AGENTS NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property.

SERVICES

Mains Water, Drainage, Electricity & Gas.

Gigaclear and Openreach are available in the area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile and broadband checker to verify availability.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold.

DIRECTIONS

From the Mitcheldean office, proceed down the village, turning left into Carisbrook Road. Proceed onto Ross Road and upon reaching the roundabout, take the turning left into Lining Wood where the property can be found on the right hand side as marked by our 'For Sale' board.

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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



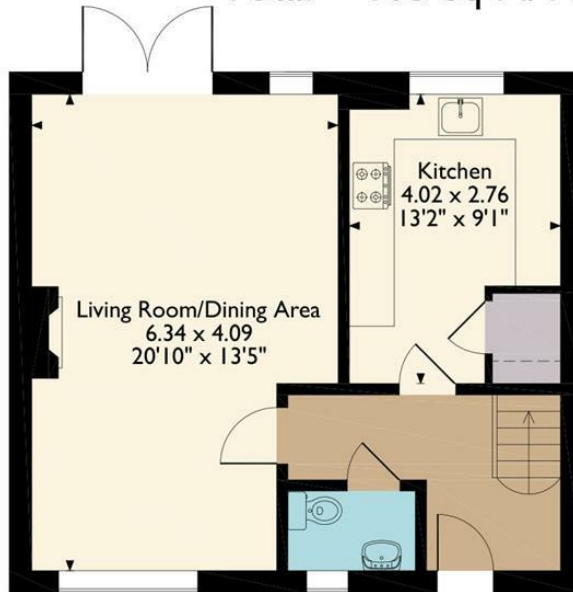
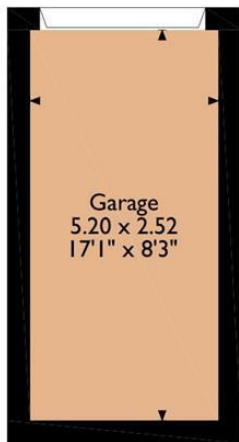
42 Lining Wood, Mitcheldean, Gloucestershire

Approximate Gross Internal Area

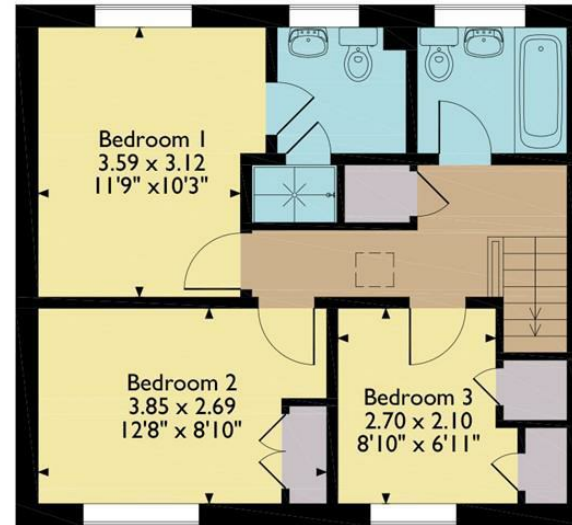
Main House = 90 Sq M/968 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 103 Sq M/1108 Sq Ft

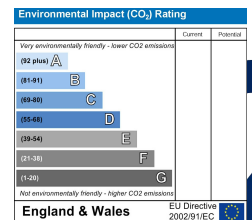
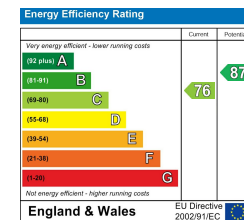
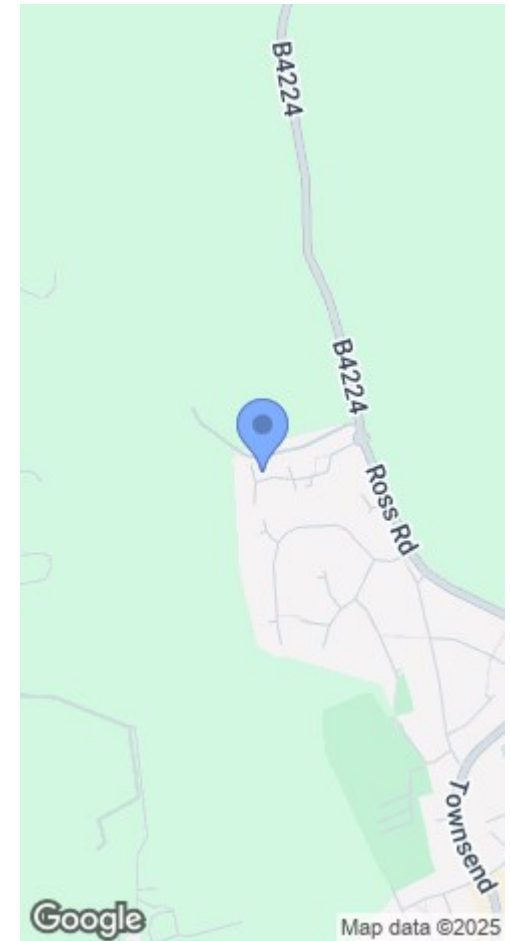


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys