



**12 Sovereign Chase**  
**Staunton GL19 3NW**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 12 Sovereign Chase

## Staunton GL19 3NW

Guide Price £598,000

**WELL PRESENTED AND SUBSTANTIALLY EXTENDED FIVE BEDROOM DETACHED FAMILY HOME (with great annexe potential if required) offering FLEXIBLE AND VERSATILE ACCOMMODATION, DOUBLE GARAGE, AMPLE PARKING AND A LOVELY SOUTH FACING PRIVATE AND ENCLOSED REAR GARDEN APPROXIMATELY 75' X 40', all being offered with NO ONWARD CHAIN.**

The village of Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, 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.





## ENTRANCE HALL

Via half glazed UPVC door, built-in cupboard, single radiator, stairs to the first floor, front aspect window.

## CLOAKROOM

White suite comprising close coupled WC, wash hand basin, tiled splashback, single radiator.

## LOUNGE

22'07 x 11'11 (6.88m x 3.63m)

Brick fireplace with inset wood burning stove, two double radiators, front aspect bay window overlooking the gardens, fully glazed french doors with a lovely private outlook over the south facing rear garden. Door to:



## SNUG

17'11 x 11'07 (5.46m x 3.53m)

Laminate flooring, double radiator, rear aspect window with a lovely private outlook over the south facing rear garden.

## FAMILY KITCHEN / BREAKFAST ROOM

17'11 x 9'08 (5.46m x 2.95m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, large breakfast bar, fitted Rangemaster cooking range with five hot plates and warming plate, cooker hood above, space for American fridge, integrated dishwasher, spotlighting, tiled floor, front aspect window. Archway through to:

## SIDE HALLWAY

Tiled flooring, velux roof light, rear aspect window overlooking the garden, half glazed door to the rear.

## UTILITY

7'08 x 5'10 (2.34m x 1.78m)

Stainless steel sink unit, mixer tap, cupboard under, plumbing for automatic washing machine, space for tumble dryer, oil fired central heating and domestic hot water boiler, rear aspect window.







## DINING ROOM

**13'05 x 11'08 (4.09m x 3.56m)**

Timber vaulted ceiling, double radiator, velux roof light, bi-fold doors to the south facing rear patio with a lovely private outlook.

## FRONT HALLWAY

Two double radiators, tiled flooring, side aspect window, half glazed door to the front, door to garage.

## BEDROOM 5

**11'09 x 9'03 (3.58m x 2.82m)**

Vanity wash hand basin, mixer taps, double radiator, timber vaulted ceiling, velux roof light, side aspect window.

## STUDY / BEDROOM 6

**11'09 x 9'01 (3.58m x 2.77m)**

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

## LANDING

Double airing cupboard with slatted shelving, access to roof space.

## MASTER BEDROOM

**11'11 x 11'08 (3.63m x 3.56m)**

Two sets of built-in double wardrobes with hanging rail and shelving, two single wardrobes with hanging rails and shelving, single radiator, front aspect window.

## EN-SUITE SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, close coupled w.c., vanity wash hand basin, storage cupboards below, heated towel rail, tiled flooring, rear aspect window.

## BEDROOM 2

**11'05 x 8'10 (3.48m x 2.69m)**

Laminate flooring, two built-in double wardrobes with hanging rail and shelving, single radiator, rear aspect window with a private outlook over the south facing gardens. (Folding doors to bedroom 4, this could be made into a bedroom suite if required).





### BEDROOM 3

10'04 x 8'04 (3.15m x 2.54m)

Two sets of built-in double wardrobes with hanging rails and shelving, single radiator, rear aspect window with a private outlook over the south facing gardens.

### BEDROOM 4

8'11 x 8'07 (2.72m x 2.62m)

Laminate flooring, single radiator, front aspect window. (Folding doors to bedroom 2, this could be made into a bedroom suite if required).

### FAMILY BATHROOM

white suite comprising modern panelled bath with tiled surround, separate shower cubicle and tray, shower, tiled surround, pedestal wash hand basin, tiled splashback, close coupled w.c., heated towel rail, tiled flooring, front aspect frosted window.

### OUTSIDE

Tarmac driveway suitable for PARKING SEVERAL VEHICLES leads to an ATTACHED DOUBLE GARAGE 16'05 x 15'07 (5.00m x 4.75m) via electric up and over door, power and lighting, good sized eaves storage space. To the front of the property is a pathway to the front door, lawned area, raised flower beds, mature shrubs, bushes and trees, outside lighting, outside tap.

Gated access to either side of the property leads through to a good sized south facing rear garden with large paved patio area, raised decked area, lawned area, cultivated vegetable produce area with several raised beds, wood store, greenhouse, flower borders with mature shrubs and bushes, garden shed, covered seating/bbq area with heater and light, outside lighting, outside tap, outside power point. The garden measures 75' x 40' approximately.

### SERVICES

Mains water, electricity and drainage. Oil central heating.

### 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

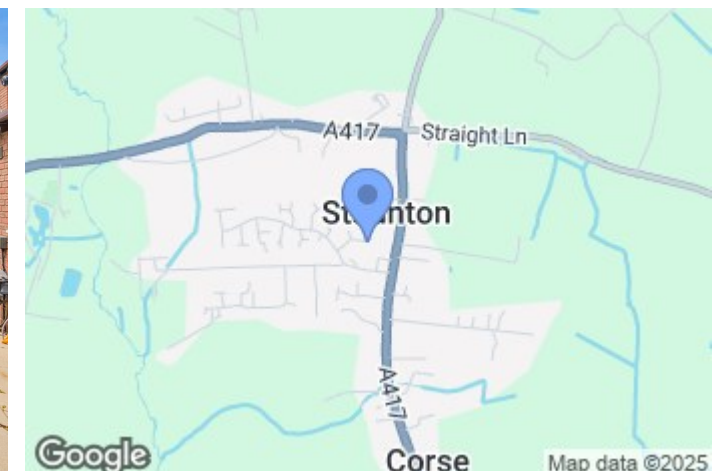
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Gloucester proceed along the A417 passing through Maisemore and Hartpury. Upon approaching Staunton turn left at the Prince of Wales Public House, continue along and turn right into Chartist Way, then right again into Sovereign Chase 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).

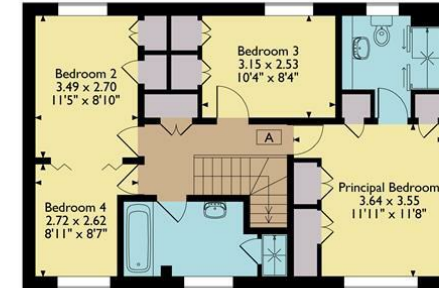




12 Sovereign Chase, Staunton, Gloucestershire  
Approximate Gross Internal Area  
212 Sq M/2288 Sq Ft



Ground Floor

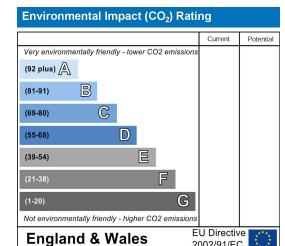
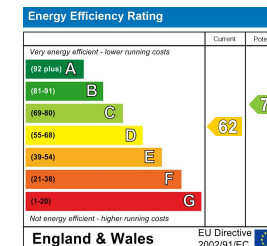


First Floor

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.

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