


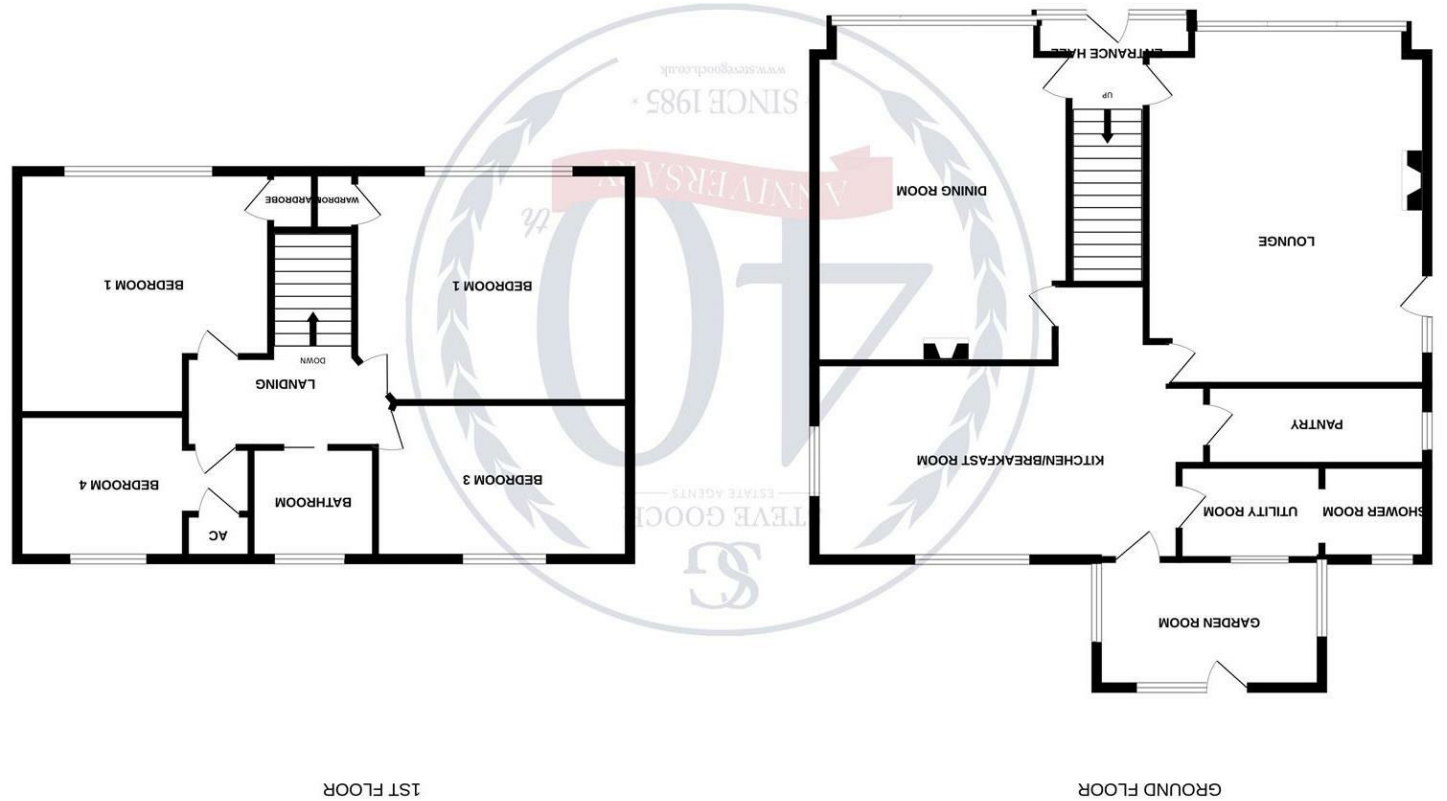


MISREPRESENTATION DISCLAIMER

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.

Country	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<div><div>England & Wales</div><div>2020/18/C</div></div>	<div><div>England & Wales</div><div>2020/18/C</div></div>	<div><div>England & Wales</div><div>2020/18/C</div></div>
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Measurements are approximate. Not to scale. Illustrative purposes only
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**Rosewood Chapel Lane
Churcham GL2 8AR**

Guide Price £525,000

Set in a STUNNING SEMI RURAL LOCATION and ENJOYING GLORIOUS VIEWS to the FRONT and REAR is this PERIOD FOUR BEDROOM DETACHED FAMILY HOME set in GARDENS and GROUNDS APPROACHING HALF AN ACRE, in need of MODERNISATION and offering lots of POTENTIAL for those looking at adding their own stamp to a property, all being offered with NO ONWARD CHAIN.

This popular village has a church, garage and primary school with the village of Huntley just 5 minutes drive away where amenities include a butchers, hairdressers, a primary school, garage, village hall, church and a public house. 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.



ENTRANCE HALL

Via door, stairs to the first floor.

LOUNGE

22'08 x 13'04 (6.91m x 4.06m)

Dual fuel burner, two radiators, front aspect bay window, side aspect door.

DINING ROOM

19'06 x 12'07 (5.94m x 3.84m)

Fireplace, double radiator, front aspect bay window, side aspect window.

KITCHEN

16'05 x 13'05 (5.00m x 4.09m)

The kitchen is currently fitted with base units but would benefit from modernisation, dual fuel Rayburn, front and side aspect windows, half glazed door to the rear. Door to:

PANTRY

12'08 x 4'00 (3.86m x 1.22m)

Side aspect window.

UTILITY ROOM

8'00 x 5'04 (2.44m x 1.63m)

Housing the Grant oil fired boiler, plumbing for washing machine, rear aspect window.

SHOWER ROOM

6'00 x 4'08 (1.83m x 1.42m)

Corner shower cubicle, wash hand basin, WC, rear aspect frosted window.

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

LANDING

Access to loft space via a pull down ladder. Door into:

MASTER BEDROOM

14'02 x 12'08 (4.32m x 3.86m)

Over stairs cupboard, front aspect window enjoying views towards May Hill.

BEDROOM 2

13'04 x 12'03 (4.06m x 3.73m)

Single radiator, over stairs cupboard, front aspect window enjoying views towards May Hill.

BEDROOM 3

12'07 x 9'06 (3.84m x 2.90m)

Radiator, rear aspect window.

BEDROOM 4

10'07 x 7'05 (3.23m x 2.26m)

Airing cupboard housing the hot water tank, radiator, rear aspect window.

BATHROOM

7'04 x 5'04 (2.24m x 1.63m)

Accessed via a sliding door, in need of modernising, bath, wash hand basin, WC, double radiator, rear aspect frosted window.

LOFT ROOM

Rear aspect Velux roof light.

OUTSIDE

From the lane, a pedestrian gate and pathway lead to the front and side of the property with lawned area, mature borders and trees, shed, greenhouse and enclosed by hedging and fencing.

There is OFF ROAD PARKING FOR FOUR VEHICLES which leads to a:

DETACHED DOUBLE GARAGE

22'08 x 17'05 (6.91m x 5.31m)

via two up and over doors. To the rear of here is a further RANGE OF OUTBUILDINGS.

The WHOLE PLOT IS APPROACHING HALF AN ACRE.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures

section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

SERVICES

Mains water, mains electric, oil, septic tank.

WATERT RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWINGS

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 A40 towards Ross-on-Wye passing through Churcham and into Birdwood. At the crossroads, just before the car sales garages, turn left into Chapel Lane. Proceed along here and as you go down the hill the property can be found on the left 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.