



**Two Hoots Prince Crescent**  
**Staunton GL19 3RF**

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £485,000

A DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED BUNGALOW with EN SUITE to MASTER BEDROOM, TWO RECEPTIONS, INTEGRAL DOUBLE GARAGE, AMPLE OFF ROAD PARKING, A LARGE PLOT AMOUNTING to 1/5 of an ACRE and PRIVATE SOUTH FACING REAR GARDENS, 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.







### SPACIOUS ENTRANCE HALL

13'00 x 6'09 (3.96m x 2.06m)

Via part glazed door, built-in double airing cupboard with lagged hot water tank and slatted shelving, single radiator, access to roof space, door to garage.

### CLOAKROOM

Coloured suite comprising close coupled w.c., corner wash hand basin, single radiator, front aspect frosted window.

### LOUNGE

18'11 x 13'00 (5.77m x 3.96m)

Feature fireplace with raised hearth, two single radiators, coving, double glazed sliding patio doors to the private enclosed south facing rear garden. There is an electric operated awning over the patio doors. Double sliding doors through to:

### DINING ROOM

12'09 x 10'06 (3.89m x 3.20m)

Single radiator, rear aspect window with a private outlook over the gardens.

### KITCHEN

12'08 x 11'01 (3.86m x 3.38m)

One and a half bowl single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, integrated electric double oven, four ring electric hob, cooker hood above, integrated fridge, tiled flooring, radiator, rear aspect window with a private outlook over the south facing gardens. Door to:

### UTILITY

11'03 x 7'08 (3.43m x 2.34m)

Stainless steel single drainer sink unit, cupboards under, range of base and wall mounted units, fitted Bosch dishwasher, Whirlpool washing machine, external vent for tumble dryer if required, single radiator, tiled flooring, rear aspect window overlooking the south facing garden, frosted glazed door to the side.

### MASTER BEDROOM

16'07 x 13'00 (5.05m x 3.96m)

Single radiator, fitted bedroom furniture to include two double and a single wardrobes with hanging rail and shelving, corner shelving area, front aspect window. Door to:

### LARGE EN-SUITE BATHROOM

10'11 x 5'09 (3.33m x 1.75m)

Coloured suite comprising modern panelled bath with shower attachment over, tiled surround, vanity wash hand basin, cupboards below, tiled splashback, mirror over, close coupled w.c., bidet, double radiator, tiled flooring, side aspect frosted window.

### BEDROOM 2

11'09 x 10'10 (3.58m x 3.30m)

Built-in double wardrobe with hanging rail and shelving, single radiator, side aspect window.

### BEDROOM 3

10'10 x 9'08 (3.30m x 2.95m)

Built-in double wardrobe with hanging rail and shelving, single radiator, side aspect window.

### BEDROOM 4

10'05 x 8'00 (3.18m x 2.44m)

Single radiator, side aspect window.

### BATHROOM

8'05 x 7'10 (2.57m x 2.39m)

Coloured suite comprising modern panelled bath, separate double shower cubicle and tray, shower over, tiled surround, vanity wash hand basin, cupboards below, close coupled w.c., double radiator, fully tiled floor and walls, extractor fan.

### OUTSIDE

Double gates lead through to a gravelled driveway suitable for PARKING SEVERAL VEHICLES which leads to an:

### ATTACHED DOUBLE GARAGE

17'06 x 16'10 (5.33m x 5.13m)

Via electric roller shutter door, power and lighting, personal door to the hallway, oil fired central heating and domestic hot water boiler, fully glazed frosted door to the side, access to roof space, boarded loft, side aspect window.

To the front of the property there is a good sized lawned area, mature shrubs and trees, outside lighting, access to either side of the property leads through into a private enclosed south facing rear garden, paved patio area, awning, outside tap, outside lighting, steps up to large lawned area, mature trees, further paved seating area all enclosed by hedging and fencing surround.

The rear garden measures approximately 65' x 45'.

### SERVICES

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

### 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.

### WATER RATES

Severn Trent - to be confirmed.

### 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 our Newent office, proceed along the B4215 towards Dymock, turning right just after the fire station on to Tewkesbury Road. Proceed along here for approx 4 - 5 miles until reaching the A417. Turn left here towards Staunton into the centre of the village and turn left into Prince Crescent where the property can be found on the left hand side as marked by our 'For Sale' board.

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### PROPERTY SURVEYS

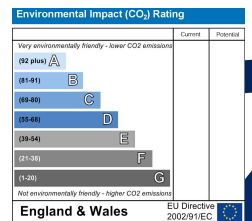
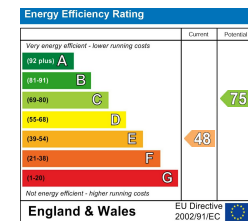
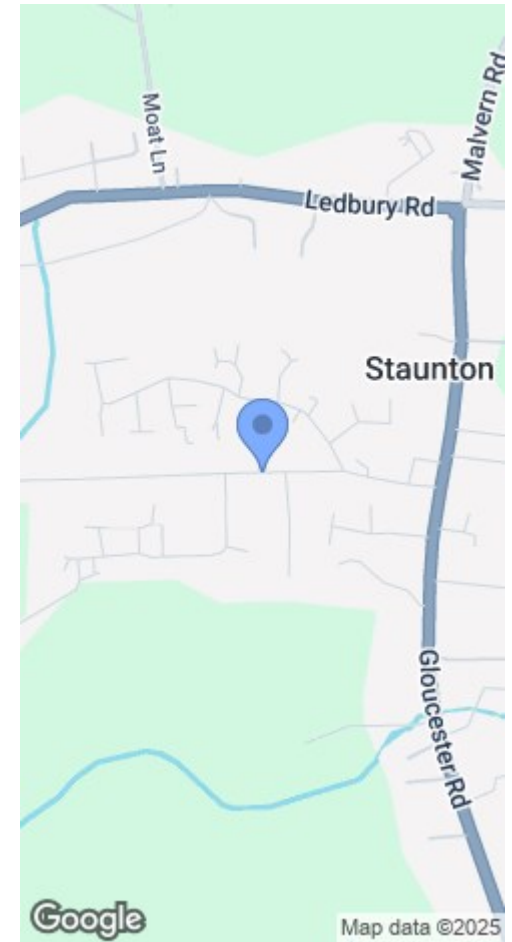
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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### 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](http://www.stevegooch.co.uk)

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