



**Quiet Corner St. Whites Road**  
**Cinderford GL14 2TT**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Quiet Corner St. Whites Road Cinderford GL14 2TT

Offers Invited £550,000

• Individually Designed Arts & Crafts Style Property With Connecting Annexe • Grounds Including Paddock of Circa 1.5 Acres • Potential Planning (Subject To Permission) • Offered With No Onward Chain • EPC Rating- G, Council Tax- F, Freehold

Steve Gooch Estate Agents are delighted to offer for sale this EXCEPTIONAL, INDIVIDUALLY DESIGNED DETACHED PROPERTY, built in the mid 1950's and now offered with NO ONWARD CHAIN.

Bursting with CHARM AND A WEALTH OF CHARACTER, this remarkable home boasts distinctive features such as cedar shingle roof and inviting inglenook fireplaces.

With several SPACIOUS BEDROOMS and CAPTIVATING VIEWS, this property provides ample room for comfortable living.

What sets this property apart is the inclusion of a CONNECTING ANNEXE, COMPLETE WITH ITS OWN SEPARATE ENTRANCE. This additional space offers versatility and the potential to accommodate extended family, guests, or even the creation of a home office or studio. The canvas is yours to transform into a beautiful and bespoke haven.

Nestled within EXTENSIVE MATURE GARDENS AND GROUNDS OF APPROXIMATELY 1.5 ACRES this property includes an ENCLOSED Paddock, ideal for small livestock, DOUBLE GARAGE and AMPLE OFF ROAD PARKING.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.



The property is accessed via a timber door with leaded light glazed panel to top. This leads into the:

### **ENTRANCE HALL**

**7'11 x 5'11 (2.41m x 1.80m)**

Access to roof space, ceiling light, built-in storage cupboard with shelving, single radiator, quarry tiled flooring, side aspect leaded light windows overlooking the garden. Timber door giving access into:

### **LIVING ROOM**

**20'04 x 15'04 (6.20m x 4.67m)**

Brick construction inglenook fireplace with timber lintel, tiled hearth and large woodburning stove inset, two chandelier ceiling lights, two further ceiling lights, night storage heaters, power points, wall light points, two side and two front aspect leaded light windows overlooking the garden with far reaching views over the Gloucester Valley and the River Severn, side aspect leaded window overlooking the side and rear garden. Door giving access into landing. Pair of leaded mirror-glazed panel doors giving access into:

### **KITCHENETTE**

**7'01 x 5'00 (2.16m x 1.52m)**

Double drainer single bowl sink unit, range of base and wall mounted cupboards, shelving, ceiling lights.

### **LANDING**

**13'07 x 11'11 (4.14m x 3.63m)**

Wall light points, double radiator, rear aspect lead light French doors opening out onto the rear garden, telephone point, rear aspect leaded light window overlooking the rear garden. Doors opening into:

### **W.C**

Anteroom with side aspect lead light obscure leaded window and ceiling light leading through to w.c. White suite with low level w.c., ceiling light, side aspect obscure leaded light window.

### **BATHROOM**

Lighting, white enamel bath with side panel and taps over, water storage tank, shelving, feature arch opening into:

### **LANDING**

Stairs to the lower ground floor, over stairs storage cupboard housing the electric meter, consumer unit and shelving, door to airing cupboard housing the hot water heater, access to roof space, single radiator, power point. Step up and door leading into:

### **BEDROOM ONE**

**18'07 x 14'02 into bay (5.66m x 4.32m into bay)**

Night storage heater, electric heater, single radiator, two double radiators, doors giving access into two built-in wardrobe/storage cupboard with hanging rail, power points, eaves storage cupboard with double doors, side aspect lead light window overlooking the garden, front aspect leaded light window overlooking the front garden and paddock with far reaching views over fields, countryside, woodland and the River Severn and beyond.

### **CLOAKROOM**

White suite with low level w.c., ceiling light, rear aspect obscure leaded light window.

### **BEDROOM TWO**

**13'02 x 7'07 (4.01m x 2.31m)**

Wall light point, power point, night storage heater, single radiator, front aspect leaded light window overlooking the front garden and paddock with far reaching views over fields, countryside, woodland and the River Severn and beyond

### **BEDROOM THREE**

**13'02 x 8'03 (4.01m x 2.51m)**

Ceiling lights, electric wall mounted heater, power points, door to built-in wardrobe with hanging rail and shelving options, dual aspect leaded light windows with side aspect overlooking the front garden and paddock with far reaching views over fields, countryside, woodland and the River Severn and beyond.





From the landing, wooden staircase leads down to the lower ground floor:

### **ENTRANCE HALL**

**13'07 x 9'06 (4.14m x 2.90m)**

Access to the property via a solid timber door, wall light, night storage heater, power point, exposed timber skirting boards, woodblock parquet flooring, understairs storage cupboard, door giving access to further store cupboard, two front aspect leaded light windows overlooking the front garden with views towards Gloucester Valley and the River Severn. Doors opening into Study. Large pair of double doors opening into the:

### **LIVING ROOM**

**20'01 x 14'01 (6.12m x 4.29m)**

Exposed ceiling timbers, ceiling lights, large inglenook style fireplace of brick construction with open fire inset, quarry tiled hearth, alcoves to either side, exposed timber skirting boards, radiator, power points, continuation of the woodblock parquet flooring, two front aspect leaded light windows overlooking the garden and paddock with views over the Gloucester Valley and the River Severn, side aspect leaded light French doors with leaded windows to either side overlooking the garden.

### **STUDY/ BEDROOM FIVE**

**14'01 x 12'06 (4.29m x 3.81m)**

Ceiling light, open fireplace of brick construction with quarry tiled mantle and hearth, cupboards to left hand side, range of built-in cupboards with various shelving options, exposed timber skirting boards, tiled flooring, side aspect obscure leaded light window, front aspect lead light window overlooking the front garden. Glazed panel louvre door giving access into:

### **INNER HALLWAY**

Doors giving access into:

### **BATHROOM**

White suite with enamel bath, taps over, tiled surround, wall mounted wash hand basin with taps over, shaver light. Opening into separate area housing the low level coloured w.c, lighting, power point, side aspect obscure leaded light window. Door opening into:

### **UTILITY**

**10'04 x 5'11 (3.15m x 1.80m)**

Belfast style sink with cupboard beneath, wooden drainer and taps over, tiled surround, ceiling light, rear aspect leaded crittal window, leaded light door opening out onto the rear garden.

### **GARAGE/WORKSHOP**

**17'09 x 15'03 (5.41m x 4.65m)**

Former coal store and boiler room, opening into garage with personal door to front aspect, pair of wooden obscure glazed panel doors, lighting, power.

From the lower ground floor living room, door gives access into:

### **INNER HALLWAY**

Wall light points, consumer unit, front aspect obscure leaded light window, doors into:

### **PANTRY**

### **BATHROOM**

**6'07 x 5'09 (2.01m x 1.75m)**

White suite with modern side panel bath, taps over, low level w.c, wall mounted wash hand basin, lighting, heating.

### **KITCHEN**

**8'00 x 9'02 (2.44m x 2.79m)**

Leaded light window.

### **STORE ROOM**

**11'02 x 10'03 (3.40m x 3.12m)**

Power points, built-in cupboard, rear aspect leaded light window.

Note:

The structure that includes the inner hallway, pantry, bathroom, kitchen and store room is in a poor state of repair.



## ANNEXE

### PORCH

Lockable timber door giving access into the:

### BEDROOM ONE

15'06 x 8'08 (4.72m x 2.64m)

Triple radiator fed from the woodburning stove, double radiator, power points, side aspect leaded light window overlooking the garden. Opening into:

### HALLWAY

18'08 x 7'08 narrowing to 3'04 (5.69m x 2.34m narrowing to 1.02m)

Two ceiling lights, access to roof space, consumer units, separate solid timber front door, door to airing cupboard housing the hot water cylinder, slatted shelving and cupboard above, double radiator, exposed timber floorboards, side aspect leaded light window overlooking the garden. Doors opening into:

### STUDY/BEDROOM TWO

7'04 x 5'10 (2.24m x 1.78m)

Ceiling light, radiator, power point, side aspect leaded light window overlooking the garden. Door to:

### BATHROOM

7'09 x 4'11 (2.36m x 1.50m)

Coloured suite with enamel bath and taps over, tiled surround, low level w.c., wall mounted wash hand basin with tiled splashback, single radiator, ceiling light, extractor fan, side aspect obscure lead light window.

### KITCHEN

11'09 x 6'01 (3.58m x 1.85m)

Single bowl single drainer stainless steel sink unit, cupboards beneath, base units, wall mounted open-fronted cupboards, electric cooker point, plumbing for automatic washing machine, ceiling light, extractor fan, double radiator, built-in storage cupboards, side aspect leaded light door with windows to side with views overlooking the garden.

### LIVING ROOM

15'07 x 11'10 (4.75m x 3.61m)

Ceiling light, wall light point, inglenook style brick fireplace with large timber lintel above and quarry tiled hearth, power points, wood block flooring, double radiator, wall mounted storage heater, single radiator, side aspect leaded light window overlooking the side garden, rear aspect lead light window overlooking the rear garden, pair of side aspect lead light doors opening out onto the side garden.

### OUTSIDE

Enter through a personal wooden gate with a five-bar gate, leading to the driveway. The front door is accessible via a winding paved path, complemented by steps and a handrail.

This property boasts expansive gardens that envelop the surroundings. Discover gravel pathways, generous paved patio areas, rockeries, and a variety of shrubs, bushes, and trees. The well-maintained lawned area adds to the overall charm. Enjoy the lovely views that extend over the Gloucestershire Valley and towards the River Severn.

From the front door, a separate set of steps leads to a lower garden area. Here, a sunken patio space awaits, surrounded by flowers, shrubs, and bushes. The enclosed walling provides a sense of privacy and tranquillity.

To the left hand side, gated access leads into the paddock area enclosed by fencing and hedging surround.

The gravelled driveway allows for parking two to three vehicles and provides access to the garage. The driveway continues to the front of the property, where mature box hedging and additional seating areas create an inviting ambience. Ascend the steps to reach the front door of the main house.





## SERVICES

Mains water, electricity. Septic tank. Night storage heaters. Gigaclear in area. Gas in surrounding area.  
Please note that the radiators have remained unused for over 40 years, except for the ones connected to the wood burning stove. The night store heaters are dated.

## AGENTS NOTES

The paddock is subject to a 25% uplift over a 20 year period.

## WATER RATES

Severn Trent Water authority. Rate TBC.

## LOCAL AUTHORITY

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

## TENURE

Freehold

## VIEWING

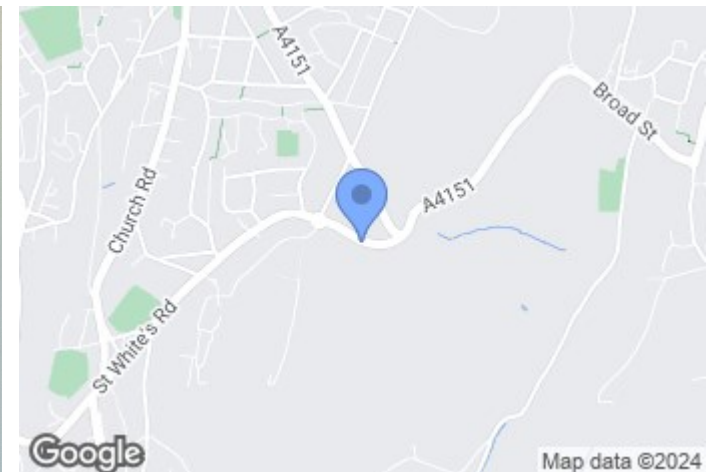
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

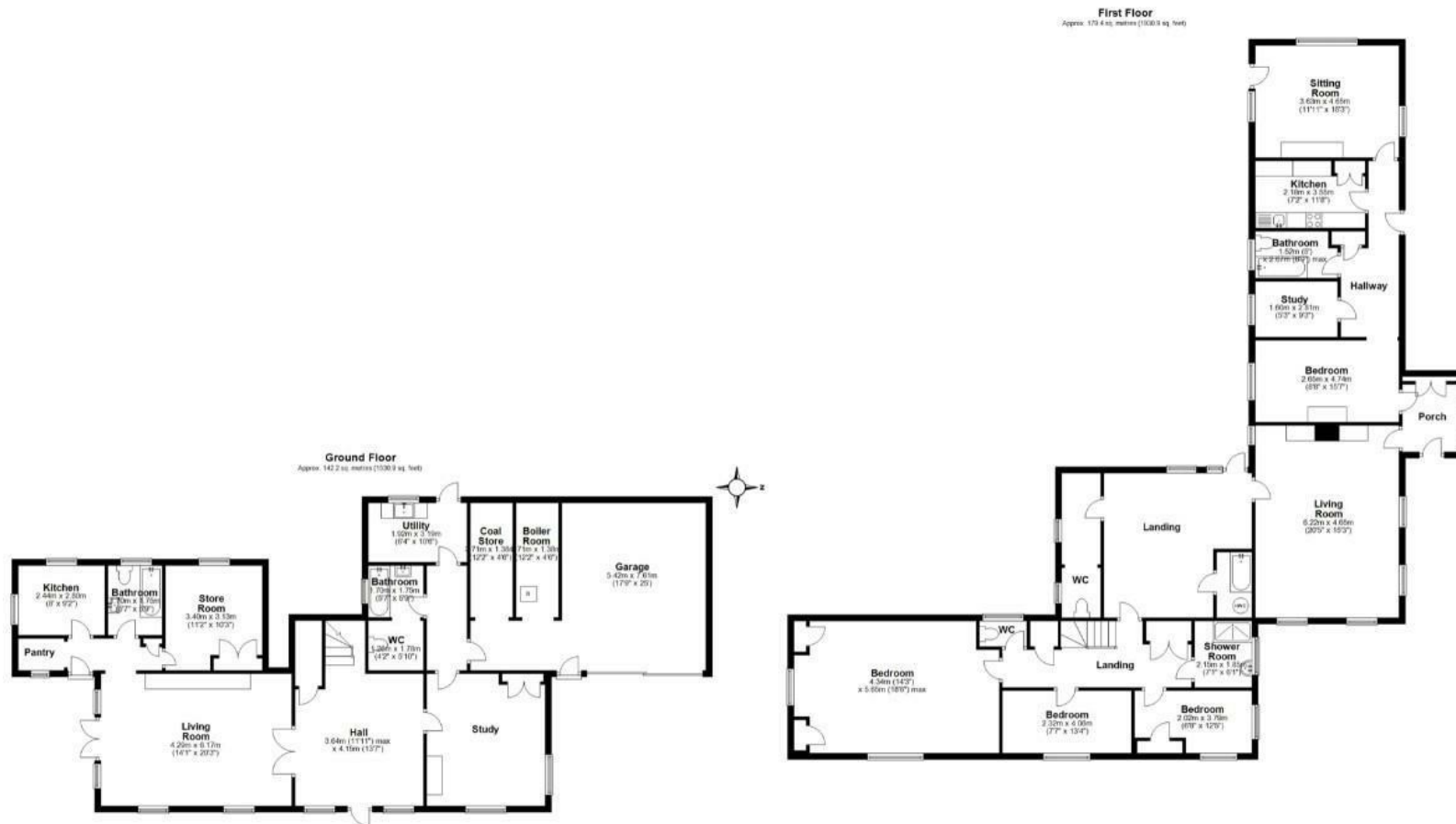
## DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Proceed up through the town centre, straight over the mini roundabout and continuing up Belle Vue Road. Upon reaching the brow of the hill, turn right onto Abbotts Road. Upon reaching the roundabout, turn left where the property can be found after a short distance on the right hand side.

## PROPERTY SURVEYS

We have association with Qualified Property Surveyors offering a range of professional services for buyers and sellers.





**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	
Current	Potential
13	75
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<b>England &amp; Wales</b>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<b>England &amp; Wales</b>	
<small>EU Directive 2002/91/EC</small>	





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