



2 The Oak Field  
Cinderford GL14 2DE



STEVE GOOCH  
ESTATE AGENTS | EST 1985



## 2 The Oak Field Cinderford GL14 2DE

£425,000

**STUNNING ELEVATED VIEWS OF THE RIVER SEVERN AND COUNTRYSIDE. A beautifully presented FOUR BEDROOM DETACHED IDEAL FAMILY HOME benefitting from a SPACIOUS LIVING ROOM and KITCHEN/DINER, UTILITY/W.C, EN-SUITE PRINCIPAL BEDROOM, DOUBLE GARAGE, OFF ROAD PARKING and PRIVATE GARDEN.**

The property accommodation comprises ENTRANCE HALL, LIVING ROOM, KITCHEN/DINER and UTILITY/W.C to the ground floor with PRINCIPAL EN-SUITE BEDROOM, THREE FURTHER BEDROOMS and BATHROOM to the first floor.

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 10 miles (16 kilometres) east of the city of Gloucester.

Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including schools, a library, a leisure centre, and a local market.

Cinderford is surrounded by beautiful woodland areas, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, and the Dean Heritage Centre.





Front aspect part glazed upvc door with obscured window to side into;

### **ENTRANCE HALL**

Power point, radiator, laminate wood flooring, stairs to first floor landing with two storage cupboards beneath, doors into Living Room, Kitchen/Diner and Utility/W.C.

### **UTILITY/WC**

**6'6" x 5'9" (1.98m x 1.75m)**

Low level wc, vanity handbasin, fitted worktop with plumbing for washing machine and space for tumbledryer beneath, fitted wall cupboards, wall mounted gas fired Worcester combi boiler, laminate wood flooring, window to front aspect.

### **LIVING ROOM**

**20'7" x 11'4" (6.27m x 3.45m )**

A spacious room comprising feature fireplace with gas fire, power points, tv point, phone point, two radiators, bay window to front aspect with stunning views of the River Severn and the Cotswolds, window to rear aspect overlooking the garden. Double doors into Kitchen/Diner.

### **KITCHEN/DINER**

**17'11" x 13'8" max (5.46m x 4.17m max)**

Kitchen- Fully fitted modern kitchen with wall and base mounted units with square edge laminate worktops, integrated double electric oven with electric hob and extractor over, inset stainless steel sink and drainer, space for fridge/freezer, plumbing for dishwasher, heated towel rail, power points, laminate wood flooring, window to rear aspect overlooking the garden.

Dining Area- pantry cupboard with fitted shelving and light, power points, radiator, laminate wood flooring, double doors to rear leading out to the garden.

### **LANDING**

Power points, radiator, doors to the four bedrooms and bathroom. Two windows to front aspect with stunning views of the River Severn.







### **BEDROOM ONE**

**11'4" x 10'7" (3.45m x 3.23m)**

Loft hatch to insulated loft space, Power points, radiator, window to rear aspect overlooking the garden. Door into;

### **EN-SUITE SHOWER ROOM**

**5'7" x 4'9" (1.70m x 1.45m)**

Walk in shower cubicle with electric shower and tiled surround, low level wc, vanity handbasin, heated towel rail, window to rear aspect

### **BEDROOM TWO**

**10'8" x 10'6" (3.25m x 3.20m)**

Power points, radiator, window to rear aspect overlooking the garden.

### **BEDROOM THREE**

**9'9" x 7'4" (2.97m x 2.24m)**

Power points, radiator, window to front aspect with stunning views of the River Severn.

### **BEDROOM FOUR**

**9'9" x 7'0" (2.97m x 2.13m)**

Power points, radiator, window to front aspect with stunning views of the River Severn.

### **BATHROOM**

**8'6" x 6'3" (2.59m x 1.91m)**

Bath with shower over, low level wc, vanity handbasin, heated towel rail, tiled walls, laminate flooring.

### **OUTSIDE**

The front garden is laid to lawn with flower borders, steps lead up to the canopied front entrance and a gate gives side access to the rear garden.

The well maintained and private west-facing rear garden comprises patio entertaining area, lawn, composite decked seating area and borders with established flowers, bushes and small trees. Steps and a path lead up to the double garage side door and a gate gives access to the parking at the rear. An electric up and over door gives access to the double garage from the parking area and benefits from power and lighting.





## SERVICES

Mains electric, water, gas & drainage. Standard Broadband. Gigaclear in area. Please visit Ofcom mobile & broadband checker to verify availability.

## WATER RATES

Severn Trent Water Authority - rate TBC

## LOCAL AUTHORITY

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

## 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 to the mini roundabout, turn right and follow the A4136 up and over Plump Hill turning left at the traffic lights, signposted Cinderford. Continue along and through the town centre, go straight across the mini roundabout and up Belle Vue Road, at the brow of the hill turn left, go past Dockham Road turning where the property can be found shortly after on the left hand side.

## PROPERTY SURVEYS

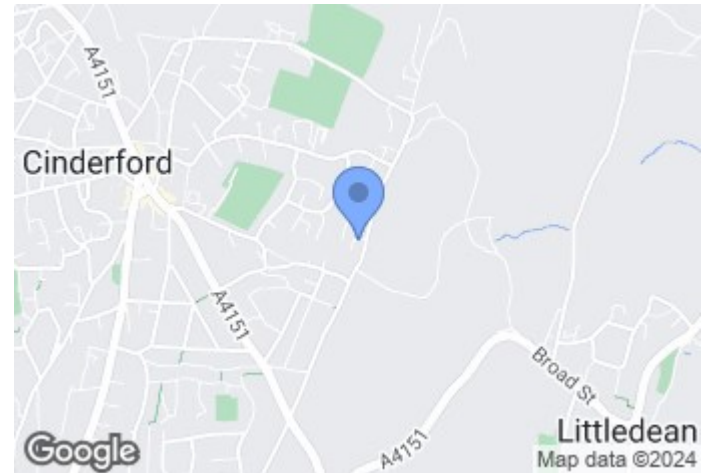
Qualified Chartered Surveyors available to undertake surveys to include Mortgage Surveys/RICS Housebuyers Reports

## 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)

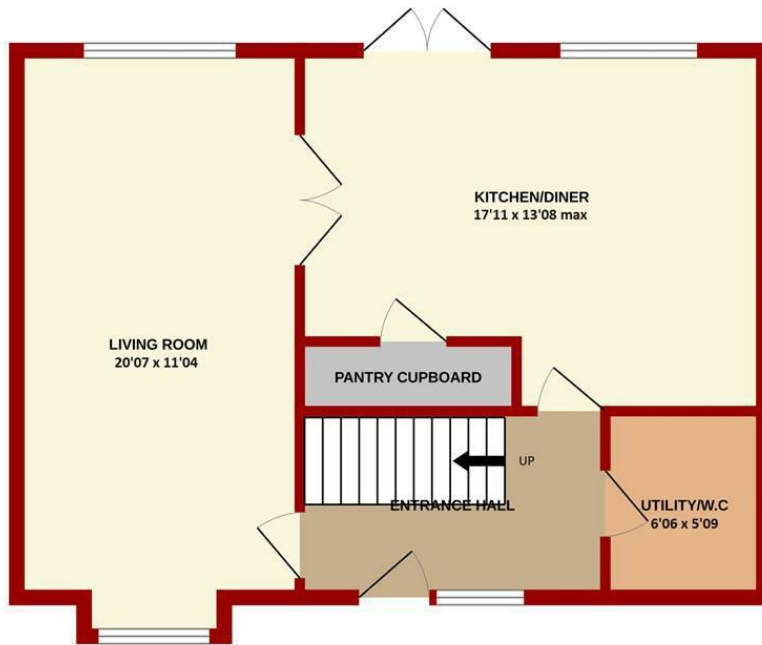




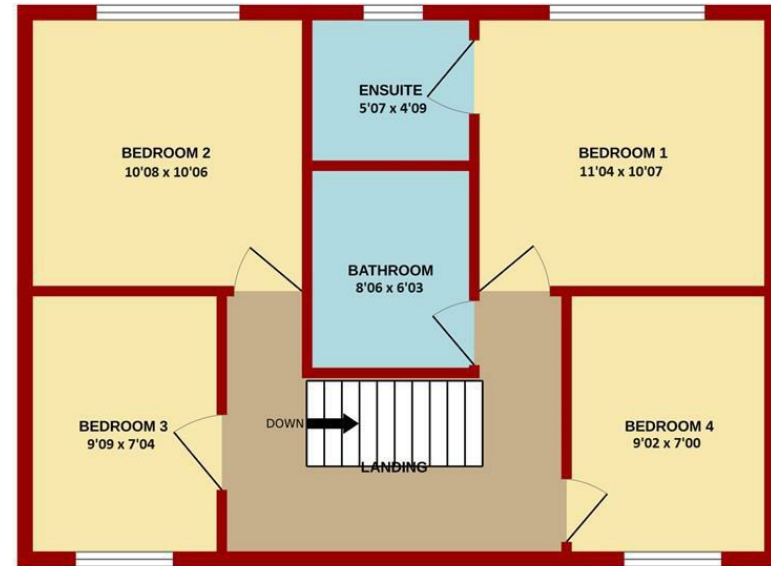




GROUND FLOOR



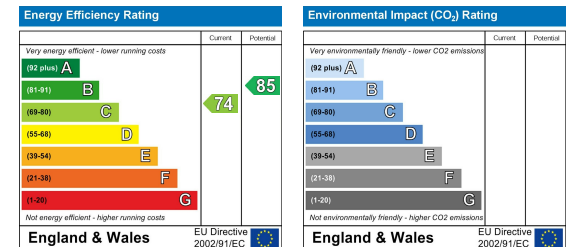
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.







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