



**Plum Tree Cottage**  
Cinderford GL14 2UB



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Plum Tree Cottage

## Cinderford GL14 2UB

Offers In The Region Of £550,000

**We Are Excited To Be Able To Offer For Sale This Stunning Four Double Bedroom Detached Characterful Cottage Set In Gardens Of Approximately A Quarter Of An Acre Nestled Alongside The Dean Heritage Centre In The Quiet Village Of Soudley In The Forest Of Dean. The Extended Spacious Accommodation Comprises Two Reception Rooms, A Spacious Kitchen/Breakfast Room, Four Double Bedrooms And Two Bathrooms As Well As A Downstairs Cloakroom And Utility.**

Arguably One Of The Most Impressive Feature Of This Delightful Cottage Is The Outstanding Gardens Which Comprise A Wide Array Of Mature Flowers, Shrubs And Trees As Well As A Large Vegetable Garden, Fruit Cage, Studio Ideal For Use As An Office/Hobby Space And Small Brook That Cuts Its Way Through And Joins Up With The Adjacent Natural Stream. The Garden Enjoys Many Different Visitors Of Wildlife And Offers A Great Degree Of Privacy.

The Property Is Close To Village Amenities Including Soudley Primary School, Village Hall And Recreation Ground, Public House And The 'Dean Heritage Centre' With Its Popular Cafe. There Are Many Woodland Walks On The Doorstep Including The Very Scenic Soudley Ponds. A Regular Bus Services Links Soudley To The Surrounding Towns, Including Cinderford, Lydney, Chepstow And Gloucester. Further Amenities Can Be Found In The Market Town Of Cinderford Approximately 2/3 Miles Away.





A front aspect wood effect upvc door leads into;

### **KITCHEN/BREAKFAST ROOM**

**16'03 x 11'08 (4.95m x 3.56m)**

Comprising a range of fitted eye and base level shaker style units with laminate worktops and a stainless steel sink with drainer. There is an electric double oven, ceramic hob, under-counter fridge, under counter freezer and washing machine. Built in double cupboard, radiators, quarry tiled flooring, side aspect window, French doors lead out to the garden. A thumb-latch door leads into the inner lobby, a further door leads into the dining room.

### **INNER LOBBY**

Stairs lead up to the master bedroom, door leads into the cloakroom, quarry tiled floor.

### **CLOAKROOM**

Low level w.c, wall mounted handbasin with tiled splashbacks, radiator, quarry tiled floor, rear aspect obscured window.

### **DINING ROOM**

**14'02 x 13'09 (4.32m x 4.19m)**

Radiator, stairs leading to the first floor with storage cupboard beneath, two front aspect windows, door leads into the hallway.

### **HALLWAY**

Gigaclear fibre point, radiator, rear aspect window, doors lead into the living room and utility.

### **UTILITY**

Fitted eye and base level units, laminate worktop with oil-fired Worcester Bosch combi boiler below, space for a chest freezer, rear aspect window.

### **LIVING ROOM**

**19'09 x 9'11 (6.02m x 3.02m)**

Feature stone fireplace with multi fuel burner on a slate hearth, exposed wood beams, tv point, radiator, two front aspect windows, door leading into the front porch.

### **BEDROOM ONE**

**16'03 x 13'08 (4.95m x 4.17m)**

A light and spacious room with built in wardrobes and storage cupboard, radiator, front and side aspect windows.



## JACK & JILL SHOWER ROOM

10'01 x 4'07 (3.07m x 1.40m)

Services Bedrooms one and two. Walk in shower cubicle with tiled surround, low level w.c, pedestal handbasin with tiled splashbacks, radiator, skylight, loft hatch to loft space. Linen cupboard.

## BEDROOM TWO

14'02 x 10'00 (4.32m x 3.05m)

Built in wardrobe and storage cupboard, radiator, front aspect window, door leads into the Jack and Jill shower room.

## LANDING

Eaves storage cupboard, airing cupboard, velux skylight, doors lead to bedrooms two, three, four and family bathroom.

## BEDROOM THREE

10'02 x 7'03 (3.10m x 2.21m)

Radiator, front aspect window.

## BEDROOM FOUR

15'02 x 8'10 (4.62m x 2.69m)

With useful dressing area having built in wardrobes, radiators, front and rear aspect windows. Loft hatch to loft space.

## BATHROOM

7'10 x 5'05 (2.39m x 1.65m)

Modern suite including wooden panel bath with tiled surround, low level w.c and pedestal handbasin with tiled splashbacks, radiator, obscured rear aspect window.

## OUTSIDE

The property is accessed via an unadopted track to the rear with a path leading around to the front. The well established garden approaching a quarter of an acre really comes into its own with an abundance of colour in the spring and summer. There is a studio, greenhouse, sheds and a fruit cage. A bubbling brook cuts through the garden and joins up with the adjacent stream. Bridges cross the brook from the garden and lead to the vegetable garden, fruit cage and studio.

## AGENTS NOTE

The track leading to Plum Tree Cottage and the neighbouring property is unadopted, there is an insurance indemnity policy in place for lack of a deed of easement.

The current and previous owners have made use of additional ground as part of the garden that is not within the properties title.







## **WATER RATES**

Severn Trent - rates to be confirmed.

## **LOCAL AUTHORITY**

Council Tax Band: D

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.

## **PROPERTY SURVEYS**

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

## **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)

## **DIRECTIONS**

What3Words- octagonal.jokers.sweat

From the A48 in Blakeney take the road signposted Cinderford/Soudley. After 3 miles on entering the village of Soudley pass over the bridge, follow the road for a short distance and the entrance to Plum Tree Cottage is on the left-hand side by the bus stop just before the Dean Heritage Centre.

## **SERVICES**

Mains water and electricity. Septic tank. Oil

Gigaclear. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.











GROUND FLOOR



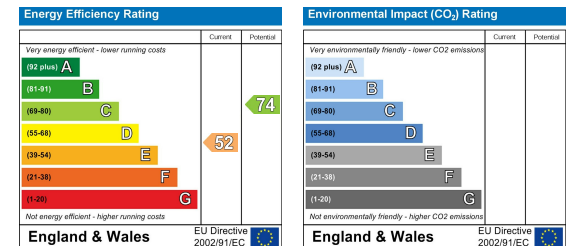
1ST FLOOR



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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