



**Ayleford House Ayleford**  
**Soudley, Cinderford GL14 2UF**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Ayleford House Ayleford

## Soudley, Cinderford GL14 2UF

£635,000

**Steve Gooch Estate Agents proudly present this CHARMING PERIOD PROPERTY, steeped in history and DATING BACK TO 1866. Remarkably, this home has REMAINED WITHIN THE FAMILY SINCE ITS CONSTRUCTION, making this the inaugural opportunity for it to grace the market.**

Nestled within a SERENE LOCATION ALONG A QUIET, NO-THROUGH LANE, Ayleford House boasts DELIGHTFUL GARDENS AND GROUNDS SPANNING APPROXIMATELY 0.65 ACRES, complete with the PICTURESQUE SOUDLEY BROOK BORDERING ITS PERIMETER. Recently enhanced with a MODERN KITCHEN AND BATHROOM SUITE, this residence offers the perfect blend of character and contemporary convenience. Further features include OIL CENTRAL HEATING, DOUBLE GLAZING, and OFFERED WITH NO ONWARD CHAIN.

The property comprises a WELCOMING PASSAGE, alongside a LOUNGE, DINING ROOM, KITCHEN/DINER, COZY SNUG, UTILITY/BOILER ROOM, BATHROOM, SHOWER ROOM and a SEPARATE WC on the ground floor. Ascending to the upper levels reveals FIVE BEDROOMS and a FAMILY BATHROOM providing ample space for comfortable living.

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. Further amenities can be found in the market town of Cinderford approximately 2/3 miles away.





The property is accessed via a woodgrain obscure lead light glazed panel door giving access into the:

### ENTRANCE PORCH

Stone construction with upvc double glazed windows to either side, pair of wooden obscure glazed panel French doors opening into:

### THE PASSAGE

13'01 x 6'10 (3.99m x 2.08m)

High ceiling, ceiling light, cupboard housing the electrical consumer unit, alarm, double radiator, power points, stairs to first floor and Lower Rear Hall. Door leading to Lounge and Dining Room.

### LOUNGE

13'08 x 13'01 (4.17m x 3.99m)

Feature fireplace with tiled surround, tiled hearth, open fire inset and alcoves to either side, high ceilings, ceiling light, picture rail, double radiator, power points, front aspect upvc Georgian bar double glazed window with views towards forest and woodland.

### DINING ROOM

13'01 x 13'02 (3.99m x 4.01m)

Feature fireplace with tiled surround and tiled hearth, high ceilings, ceiling light, above door cupboard storage, double radiator, power points, front aspect upvc Georgian bar double glazed window with views towards forest and woodland. Door gives access into:

### KITCHEN/DINER

18'08 x 13'03 (5.69m x 4.04m)

Newly fitted kitchen, single bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, integrated electric Zanussi double oven, Bosch dishwasher, stainless steel extractor hood, electric hob, island unit, two double radiators, ceiling lights, deep skirting boards, feature former Aga opening, timber floorboards, power points, door to former airing cupboard, front aspect upvc Georgian bar double glazed window with views towards forest and woodland, side aspect obscure double glazed door giving access into the side porch of dwarf wall construction with upvc windows and tiled flooring, side aspect tilt and turn Georgian bar upvc double glazed window with views over the garden and towards forest and woodland, door into Bathroom, wooden glazed panel door steps leading down into:

### UTILITY/BOILER ROOM

12'08 x 8'10 (3.86m x 2.69m)

Ceiling light, oil fired central heating and domestic hot water boiler, large pressurised hot water cylinder and central heating timer controls, double radiator, sink, plumbing for automatic washing machine, power points, rear aspect upvc tilt and turn double glazed window overlooking the rear garden with views towards woodland, rear aspect obscure double glazed panel door opening out onto the back garden.

### BATHROOM

8'10 x 5'02 (2.69m x 1.57m)

White suite with modern side panel bath with taps over, tiled surrounds, pedestal wash hand basin, half tiled walls, dado rail, double radiator, exposed floorboards, rear aspect upvc obscure double glazed window, door giving access into:

### W.C

8'02 x 2'04 (2.49m x 0.71m)

Ceiling light, low level w.c, white suite, half tiled walls, dado rail, exposed floorboards, side aspect upvc obscure double glazed window.

From The Passage, steps lead down to the:



## LOWER REAR HALL

Ceiling light, understairs storage cupboard, single bowl stainless steel sink with cupboard beneath, tiled surrounds, rear aspect upvc obscure Georgian bar double glazed window, opening into Snug, door into Bathroom.

## SNUG

**12'00 x 10'11 (3.66m x 3.33m)**

Fireplace with woodburning stove inset, brick and stone hearth, alcove to right hand side, tongue and groove timber clad walls, double radiator, power points, range of base units with square edge worktops, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland.

## BATHROOM

Shower cubicle with electric shower fitted, wet board surround, pedestal wash hand basin, low level w.c, half tiled walls, dado rail, wall mounted electric heater, extractor fan, side aspect upvc obscure double glazed window, double radiator.

From the Entrance Hall, stairs leading to the first floor:

## LANDING

Ceiling light, power points, exposed timber skirting board, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland. Doors giving access into:

## BEDROOM FIVE

**14'07 x 8'06 narrowing to 3'10 (4.45m x 2.59m narrowing to 1.17m)**

Ceiling light, lazy boy light switch, exposed timber floorboards, double radiator, power points, side aspect upvc double glazed window overlooking the garden with views towards woodland.

## BEDROOM FOUR

**13'03 x 10'11 (4.04m x 3.33m)**

Ceiling light, chimney breast with alcoves to either side, double radiator, power points, lazy boy light switch, rear aspect upvc double glazed tilt and turn window overlooking the rear garden with far reaching views over forest and woodland.

Stairs to the second floor:

## LANDING

Doors into:

## BEDROOM ONE

**13'11 x 13'03 (4.24m x 4.04m)**

Arched ceiling, former chimney breast with alcoves to either side, power points, double radiator, ceiling light, lazy boy light switch, front aspect upvc Georgian bar double glazed tilt and turn window with views towards forest and woodland.

## BATHROOM

**9'06 x 7'00 (2.90m x 2.13m)**

Recently fitted, modern side panel bath with mixer tap fitted over, mains fed shower, shower screen, vanity wash hand basin with monobloc mixer tap over, cupboards beneath, close coupled w.c, wall mounted chrome heated towel radiator, extractor fan, touch lit mirror, front aspect upvc Georgian bar tilt and turn double glazed window with views towards forest and woodland.

## BEDROOM TWO

**13'02 x 13'03 (4.01m x 4.04m)**

Arched ceiling, ceiling light, lazy boy light switch, power points, double radiator, chimney breast, alcoves to either side, front aspect upvc Georgian bar tilt and turn double glazed window with views over forest and woodland, door recessed into alcove leading into:

## BEDROOM THREE

**18'08 x 13'02 (5.69m x 4.01m)**

Two ceiling lights, lazy boy light switch, chimney breast with alcoves to either side, power points, two double radiators, two front aspect upvc Georgian bar double glazed tilt and turn windows with views over forest and woodland, side aspect Georgian bar tilt and turn window with views over the garden.







## OUTSIDE

The front pathway is bordered by stone-set railings, lending to the entrance.

Moving to the left-hand side of the property, you'll find a crazy-paved driveway, accommodating approximately two vehicles and leading to the garage/workshop. This pathway continues through the garden, which features a variety of mature trees, including a magnolia, along with shrubs, bushes, and flower borders. The garden is enclosed by hedging. Small steps are interspersed throughout, guiding you down the garden, which also boasts a sunken garden/seating space. A small gate opens onto the woodland and Soudley Brook, where residents can enjoy the presence of trout eels and crayfish. The lawned area extends around to the rear of the property, where you'll find a block-built wood store, an oil tank for the central heating system, a patio/seating space, an outside tap, and the garden ensuite.

From the front garden, the pathway leads to another personal wrought iron gate, bordered by further mature trees and plants, with a pathway leading down to the brook. Here, you'll discover a stone outbuilding. This area lends itself ideally to a vegetable produce area and is enclosed by a stone wall and hedging. At the bottom of the garden, two wooden garden sheds provide additional storage. Additionally, the septic tank is situated within the grounds.

## GARAGE

12'11 x 10'00 (3.94m x 3.05m)

Single up and over door, power and lighting, doorway and opening into:

## WORKSHOP

13'00 x 9'06 (3.96m x 2.90m)

Power and lighting, built-in store cupboard, tap, plumbing for washing machine, front and rear aspect personal doors, single glazed front aspect window.

## GARDEN ENSUITE

Low level w.c., upvc tongue and groove timber clad walls and ceiling, side aspect double glazed window, lighting.

## DIRECTIONS

From the A48 in Blakeney take the road signposted Cinderford/Soudley. After 2.4 miles turn right just before the post-box. Follow the road round to the right where the property can be found on the left hand side after a short distance.

From the Mitcheldean office proceed down to the mini roundabout turning left and then immediately right on to the Abenhall Road. Follow this road all the way to Littledean, upon reaching Littledean turn left on to Broad Street and then right on to Grange Lane signposted to Soudley. Continue along this road until entering the village of Soudley. Turn left on to Church Road. Proceed out of the village passing the Dean Heritage Centre on the right, over a small bridge and continue for about 1 mile. Take the turning on the left just after the post-box, follow the road to the right where the property can be found on the left after a short distance.

## SERVICES

Mains water, drainage and electricity. Oil

Gigaclear in area. Ultrafast broadband has download speeds of greater than 300Mbps.

Please visit Ofcom mobile & broadband checker to verify availability.

## WATER RATES

Severn Trent - rates to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: E

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)

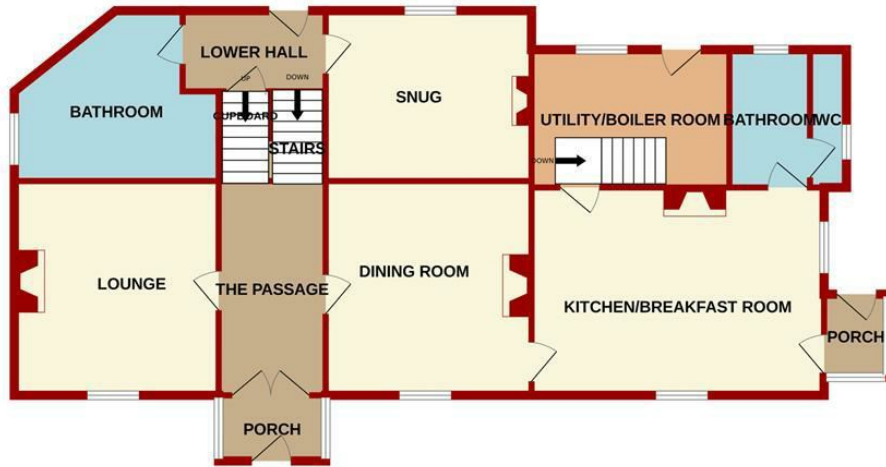








GROUND FLOOR  
1248 sq.ft. (116.0 sq.m.) approx.



1ST FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2275 sq.ft. (211.4 sq.m.) approx.

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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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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			22

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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