



51 Baynham Road  
Mitcheldean GL17 0JR



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# 51 Baynham Road

## Mitcheldean GL17 0JR

Guide Price £289,000

**A SPACIOUS FOUR-BEDROOM, EXTENDED SEMI-DETACHED FAMILY HOME, LOCATED IN THE MUCH-SOUGHT-AFTER AREA OF MITCHELDEAN, WITHIN THE CATCHMENT AREA FOR THE OUTSTANDING DENE MAGNA SECONDARY SCHOOL. The property benefits from excellent COMMUTER LINKS TO GLOUCESTER AND BRISTOL. It offers a 20-FOOT INTEGRAL GARAGE, an ENCLOSED SOUTH-FACING GARDEN with PLEASANT VIEWS, DRIVEWAY PARKING, and GAS-FIRED CENTRAL HEATING.**

The accommodation comprises LOUNGE, KITCHEN/DINER, W.C and INTEGRAL GARAGE to the ground floor with FOUR BEDROOMS and FAMILY BATHROOM to the first floor.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 8 miles (13 kilometres) west of the city of Gloucester.

Mitcheldean is known for its historic charm and its location within the beautiful countryside of the Forest of Dean. The town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels, for example, is a notable landmark in Mitcheldean.

The town features a range of amenities to serve its residents. These include local shops, pubs, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.

Mitcheldean is also a gateway to the natural wonders of the Forest of Dean. The area offers opportunities for outdoor activities such as walking, cycling, and exploring the woodland trails. Nearby attractions like the Clearwell Caves and Puzzlewood add to the charm of the region.





## PORCH

Partly glazed upvc door with window to side into, with power points, phone point and radiator, leads into;

## HALLWAY

Stairs to first floor landing and archway opening leads into;

## LOUNGE

15'7" x 10'9" (4.75m x 3.28m)

Feature stone built fireplace with built in units to both sides, power points, tv point, radiator, window to front aspect, door into;

## KITCHEN/DINER

13'7" x 11'9" (4.14m x 3.58m)

Fitted kitchen comprising wall and base mounted units with laminate worktops, integrated electric oven with gas hob and extractor over, dishwasher, plumbing for washing machine, pantry cupboard, power points, radiator, window to rear aspect overlooking the garden. door into;

## REAR HALL

Power points, radiator, space for fridge/freezer, doors into W.C, Integral Garage and upvc door leading out to the rear garden.

## W.C

Low level wc, wall mounted handbasin with tiled splashbacks, radiator, window to rear aspect.

## INTEGRAL GARAGE

20'5" x 10'5" (6.22m x 3.18m)

Accessed via an up and over door, with power and lighting.

## LANDING

Built in large storage cupboard, airing cupboard housing the gas fired combi boiler, two loft hatches to the two separate loft spaces, power points, radiator, doors to the four bedrooms and family bathroom.







### **BEDROOM ONE**

**18'7" x 10'5" (5.66m x 3.18m)**

Built in wardrobes and vanity unit, power points, tv point, radiator, window to front aspect with pleasant view towards fields in the distance.

### **BEDROOM TWO**

**13'11" x 8'10" (4.24m x 2.69m)**

Built in wardrobe, power points, tv point, radiator, window to front aspect with view towards fields in the distance.

### **BEDROOM THREE**

**11'10" x 7'8" (3.61m x 2.34m)**

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



### **BEDROOM FOUR**

**11'10" x 6'0" (3.61m x 1.83m)**

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

### **FAMILY BATHROOM**

**10'6" x 6'0" (3.20m x 1.83m)**

With a large corner bath with tiled surround, walk-in shower cubicle with electric shower and tiled surround, low level wc, vanity handbasin with tiled splashbacks, radiator, window to rear aspect.

### **OUTSIDE**

The south-facing rear garden features a lower-level patio, creating a private space for relaxation. Steps lead up to a lawned area, bordered by established hedges and bushes, all enclosed by a combination of walling and fencing. The garden also benefits from gated access via a footpath to the side of the property.

### **GARAGE & OFF ROAD PARKING**

To the front of the property, a block-paved driveway provides parking for one or two vehicles and leads to the garage.

### **DIRECTIONS**

From the Mitcheldean office proceed up the Stenders Road in the direction of Drybrook, taking the second turning left in to Baynham Road. Follow the road along to the end where the property can be found on the right hand side.



## SERVICES

Mains gas, electricity, drainage & water

Openreach & Gigaclear in area

## WATER RATES

Severn Trent Water Authority. Rate TBC

## LOCAL AUTHORITY

Council Tax Band: C

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.

## 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)

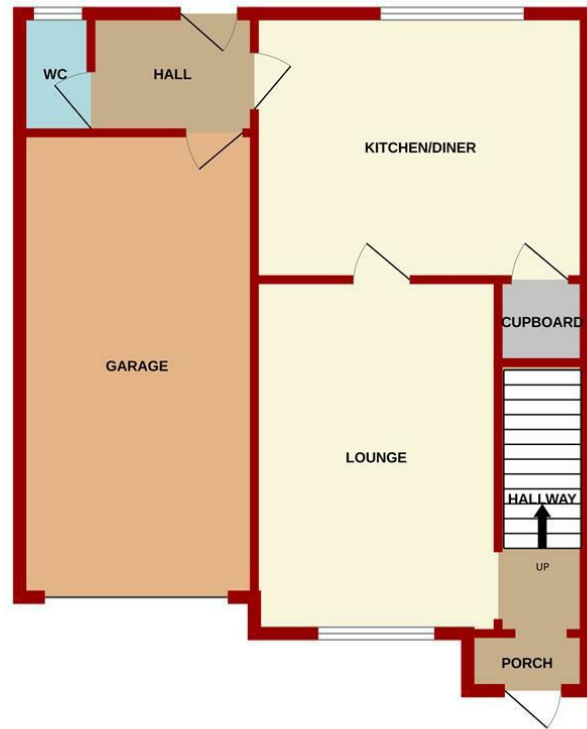








GROUND FLOOR



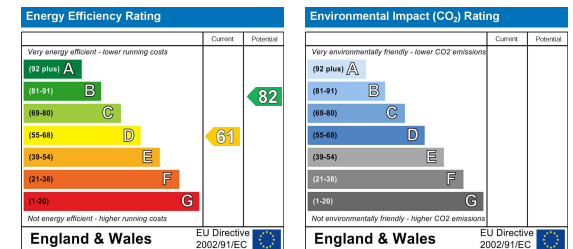
1ST FLOOR



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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