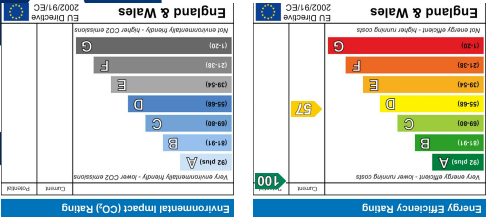


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



£250,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM MID TERRACED STONE COTTAGE believed to date back to CIRCA 1800. SITUATED AT THE END OF A QUIET NO-THROUGH SINGLE TRACK LANE IN THE HAMLET OF TWO BRIDGES, the property benefits from CHARACTER FEATURES including EXPOSED STONEMWORK, BEAMS AND FIREPLACE, WOOD BURNING STOVE, ENCLOSED FRONT & REAR GARDENS, OFF ROAD PARKING, ELECTRIC CENTRAL HEATING and is offered with NO ONWARD CHAIN.

The property comprises of ENTRANCE PORCH, LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS and FAMILY BATHROOM.

The property is conveniently located in the hamlet of Two Bridges near the villages of Soudley and Blakeney, offering a blend of natural beauty and local amenities.

Soudley provides a village feel with essentials such as Soudley Primary School, a village hall, a recreation ground, and a popular local pub. It's also home to the Dean Heritage Centre, which includes a café and is a hub for the area's history. The village is ideal for nature enthusiasts, with many scenic woodland walks nearby, including the picturesque Soudley Ponds. Additionally, regular bus services connect Soudley to Cinderford, Lydney, Chepstow, and Gloucester, making it well-linked to surrounding towns.

Blakeney, located about 5 miles northwest of Lydney, is a charming village in the Forest of Dean. With its tranquil surroundings, scenic countryside, and proximity to woodlands, it is part of the Gloucestershire Area of Outstanding Natural Beauty. The village has a rich history tied to coal mining, and its architecture reflects a mix of traditional stone cottages and more modern homes. Blakeney offers numerous outdoor activities, including walking, hiking, and cycling through the beautiful Forest of Dean. The area is also close to local attractions such as the Dean Heritage Centre and Clearwell Caves. With a village hall, primary school, and a pub, Blakeney is a peaceful and idyllic setting for those who want to embrace the countryside lifestyle.



The property is accessed via a glazed panel wooden door leading into the:
PORCH
Brick construction with double glazed windows to either side, tiled flooring, exposed stone walling, pair of French doors with obscure glazed panels inset leading into:

LOUNGE/DINER
19'04 to chimney x 11'04 (5.89m to chimney x 3.45m)
Stone Inglenook style fireplace, stone lintel, stone hearth, wood burning stove inset, small alcoves to either side, inset ceiling spots, exposed ceiling timbers, wooden over-window lintels, central heating timer controls, stairs to the first floor, understairs storage cupboard, wall light points, power points, front aspect woodgrain upvc double glazed windows with window seats overlooking the front garden and towards field and countryside, opening into:

KITCHEN
9'11 x 8'03 (3.02m x 2.51m)
Single bowl, single drainer stainless steel sink unit with monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, four-ring electric hob, electric oven beneath, filter hood over, space for automatic washing machine, half sized dishwasher, space for freestanding fridge/freezer, central heating timer controls, exposed ceiling timbers, inset ceiling spots, directional ceiling spots, side aspect woodgrain upvc obscure double glazed door giving access to the rear courtyard, two rear aspect upvc double glazed windows overlooking the rear garden.

From the lounge/dining room, stairs lead up to the first floor:

LANDING
Access to roof space, doors leading into:

BEDROOM ONE
11'07 x 11'07 (3.53m x 3.53m)
L shaped, stone chimney points, open fireplace, alcoves to either side, exposed stone wall, ceiling light, wall light points, power points, single radiator, front aspect woodgrain upvc double glazed window overlooking the front garden with far reaching views over fields and countryside, small window seat.

BEDROOM TWO
9'11 x 8'02 (3.02m x 2.49m)
Ceiling light, power point, rear aspect woodgrain upvc double glazed window overlooking the rear garden.

FAMILY BATHROOM
7'06 x 8'04 (2.29m x 2.54m)
P shaped modern side panel bath, tiled surrounds, shower screen, mains fed shower fitted over, close coupled w.c, pedestal wash hand basin, heated towel radiator, tiled splashback, electric boiler cupboard, ceiling light, front aspect upvc double glazed window.

PARKING
Gates leads to the parking area suitable for the parking of 1-2 vehicles.

OUTSIDE
From the kitchen, small courtyard area and steps lead up to a rear garden with stunning far reaching views over fields and countryside enclosed partially by picket fencing. To the front of the property an enclosed garden with flowers, shrubs, bushes and vegetable produce area all enclosed by fencing.

DIRECTIONS
From Gloucester proceed along the A48 passing through the villages of Minsterworth, Westbury on Severn and Newnham. Continue along in the direction of Blakeney and after approximative 2-3 miles after Newnham there is a right hand turn onto Howells Lane signposted to Two Bridges. Follow this lane to the end, proceeding over the bridge and following the road around to the right hand side where the property can be found immediately on the left hand side.

SEVICES
Mains water, electricity, drainage. Underfloor heating
Gigaclear

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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

WATER RATES
Severn Trent Water Authority - Rate to be confirmed.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS
Qualified Chartered Surveyors 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)

