



**Grange Lodge Grange Lane**  
**Littledean GL14 3NJ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Grange Lodge Grange Lane

## Littledean GL14 3NJ

Guide Price £385,000

**We are excited to offer for sale this IMMACULATELY PRESENTED FOUR BEDROOM DETACHED EXECUTIVE HOME situated on the edge of the popular village of Littledean BACKING ONTO OPEN COUNTRYSIDE. This impressive property offers SPACIOUS ACCOMMODATION including a PRINCIPAL EN-SUITE BEDROOM, LOUNGE/DINER and KITCHEN/BREAKFAST ROOM as well as an INTEGRAL GARAGE, GATED DRIVEWAY PARKING and an ENCLOSED GARDEN with STUDIO/WORKSHOP and STUNNING VIEWS OVER FIELDS AND FARMLAND.**

Littledean Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. It Is Situated Approximately 4 Miles (6.4 Kilometres) Southwest Of The Town Of Cinderford.

The Village Is Home To Several Historic Buildings And Landmarks, Including The 17th-Century Littledean Hall, Which Is A Grade II Listed Building. Littledean Jail, A Former House Of Correction Turned Museum, Is Another Notable Attraction In The Village.

The Village Is Surrounded By Beautiful Countryside And Offers Opportunities For Outdoor Activities. The Nearby Forest Of Dean Provides Ample Trails For Walking, Cycling, And Exploring Nature. The Wye Valley, With Its Stunning Landscapes And The River Wye, Is Also Within Reach.

Littledean Has A Small But Close-Knit Community. It Features A Village Shop, A Primary School, A Church, And A Pub, Which Serve As Important Focal Points For Residents.





Front aspect door leads into;

### ENTRANCE HALL

Wood effect laminate flooring, radiator, stairs leading to the first floor landing, doors lead off to the kitchen/breakfast room, lounge/diner and downstairs w.c.

### LOUNGE/DINER

18'04 x 11'09 (5.59m x 3.58m)

Feature fireplace with granite hearth, radiators, wood effect laminate flooring, rear aspect French doors lead to out to the garden and provide stunning views over open fields, front aspect sash window.

### KITCHEN/BREAKFAST ROOM

17'09 x 9'09 (5.41m x 2.97m)

Modern fully fitted wall and base level units with laminate worktops and inset one and a half bowl stainless steel sink with drainer. Electric Rangemaster cooker with stainless steel splashback and extractor hood over, integral dishwasher, fridge and freezer. Tiled splashbacks, radiator, tiled floor, rear aspect French doors lead out to the garden. Door to integral garage.

### INTEGRAL GARAGE

20'02 x 9'09 (6.15m x 2.97m)

Accessed via an up and over door from the driveway, power and lighting. The rear of the garage is utilised as a utility space with fitted wall and base level units with laminate worktops and an inset stainless steel sink with drainer, plumbing for washing machine, space for tumble dryer. Wall mounted gas-fired Worcester combi boiler, rear aspect window, side door to garden.

### DOWNSTAIRS W.C

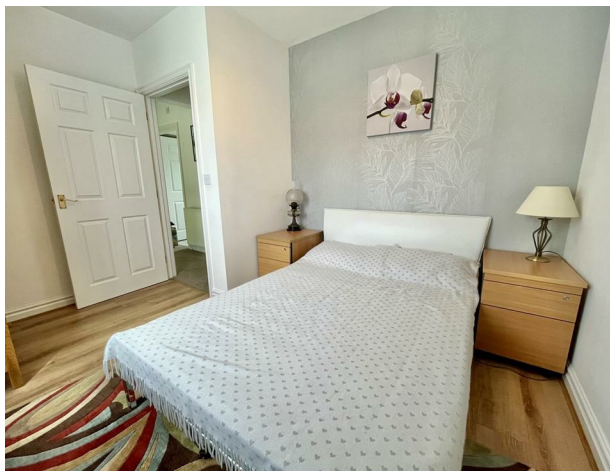
Low level w.c, pedestal handbasin with tiled splash-backs, radiator, extractor, wood effect laminate flooring.

### LANDING

Radiator, loft hatch to insulated loft space, rear aspect sash window. Doors lead off to the four bedrooms and family bathroom.







## PRINCIPLE BEDROOM

**18'02 x 9'06 (5.54m x 2.90m)**

Bespoke built-in wardrobes with door opposite into the en-suite shower room, two steps lead down into the bedroom. Radiators, front and rear aspect sash windows with views over open fields.

## ENSUITE SHOWER ROOM

**9'10 x 4'04 (3.00m x 1.32m)**

Walk-in mains fed shower cubicle with tiled surround, low level w.c, pedestal handbasin with tiled splash-backs, heated towel rail, rear aspect skylight.

## BEDROOM TWO

**11'09 x 9'06 (3.58m x 2.90m)**

Radiator, laminate wood flooring, rear aspect sash windows with views over open fields.

## BEDROOM THREE

**11'10 x 8'05 (3.61m x 2.57m)**

Radiator, front aspect sash window.

## BEDROOM FOUR/STUDY

**9'01 x 6'07 (2.77m x 2.01m)**

Currently used as a home study, fitted cupboards and shelving, radiator, front aspect sash window.

## FAMILY BATHROOM

**7'06 x 7'00 (2.29m x 2.13m)**

Modern white suite comprising large bath with mains fed shower over and tiled surround, low level w.c, pedestal handbasin, extractor, front aspect sash window.

## OUTSIDE

The property is accessed via a five bar gate leading to the block paved driveway suitable for parking two/three vehicles fronted by a low stone wall. This in turn leads to the canopied front entrance, integral garage and gated accesses either side leading to the garden.

The immaculately maintained garden offers a great deal of privacy and beautiful uninterrupted views over adjacent farmland and countryside. There is a small vegetable plot with a greenhouse, a variety of colourful plants, shrubs and trees and a large studio/workshop with power.





## DIRECTIONS

From the Mitcheldean Office, proceed to the mini roundabout, turning left signposted to Gloucester. Turn immediately right signposted to Abenhall/Littledean. Follow this road, passing Dene Magna School. Continue along the lane, heading into the village of Littledean where the road merges with George Lane. Upon reaching the High Street, turn left followed by the first right onto Grange Lane. Turn into the public car park on the right where the property can be found in front of you.

## SERVICES

Mains electricity, gas, water and drainage.

Openreach and Gigaclear in area.

## LOCAL AUTHORITY

Council Tax Band: D

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 - 7.00pm 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)

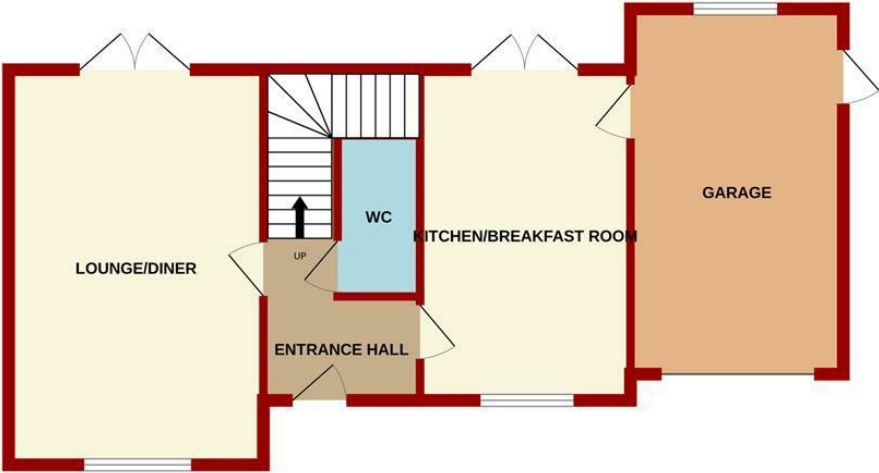




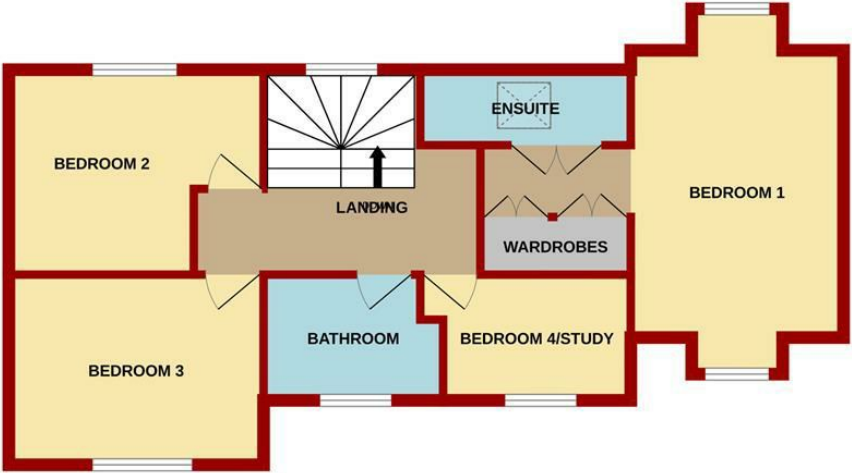




GROUND FLOOR



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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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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







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