



20 Oak Way
Littledean, Cinderford GL14 3NE

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

20 Oak Way

Guide Price £250,000

Littledean, Cinderford GL14 3NE

We are delighted to offer for sale with NO ONWARD CHAIN, this SPACIOUS AND WELL PRESENTED THREE BEDROOM, TWO RECEPTION, TWO BATHROOM SEMI-DETACHED PROPERTY with APPROX. 120FT. SOUTH FACING GARDEN, OFF-ROAD PARKING FOR ONE VEHICLE and LOCATED WITHIN THE POPULAR VILLAGE OF LITTLEDEAN IN THE FOREST OF DEAN.

The accommodation comprises ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN and SHOWER ROOM on the ground floor with THREE BEDROOMS and a BATHROOM on the first floor. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED.

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.



A front aspect upvc door leads into;

ENTRANCE HALL

12'04 x 6'11 (3.76m x 2.11m)

A spacious and welcoming hall with a radiator, stairs leading to the first floor landing with storage cupboard under, front aspect window, doors lead into the lounge and dining room.

LOUNGE

14'05 x 10'10 (4.39m x 3.30m)

A light and airy room with a feature fireplace with multi-fuel burning stove set on a raised stone hearth, radiator, rear aspect window overlooking the garden.

DINING ROOM

18'03 x 11'02 (5.56m x 3.40m)

A great entertaining space with radiators, front aspect window and rear aspect sliding patio doors that lead out to the garden. Door leads into;

SIDE HALL

Wall mounted gas-fired Worcester combi boiler, front aspect upvc door, doors lead into the kitchen and shower room.

KITCHEN

12'02 x 9'05 (3.71m x 2.87m)

Wall and base mounted units with laminate worktops and tiled splashbacks, inset stainless steel sink unit with drainer, plumbing for dishwasher, wiring for an electric cooker, washing machine and fridge/freezer. Radiator, rear aspect window and upvc door into the sun room.

SHOWER ROOM

6'09 x 6'01 (2.06m x 1.85m)

Corner shower cubicle with mains fed shower, low level w.c, vanity washbasin, radiator, partly tiled walls, vinyl floor, obscured front aspect window.

SUN ROOM

11'02 x 4'08 (3.40m x 1.42m)

Enjoys a south-facing aspect, tiled floor, door out to the rear garden.





LANDING

Access to loft space, front aspect window, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

13'00 x 10'11 (3.96m x 3.33m)

Built in wardrobes, radiator, rear aspect window overlooking the garden.

BEDROOM TWO

12'04 x 11'06 (3.76m x 3.51m)

Airing cupboard, radiator, rear aspect window overlooking the garden.

BEDROOM THREE

9'10 x 6'11 (3.00m x 2.11m)

Radiator, front aspect window.

BATHROOM

6'06 x 5'07 (1.98m x 1.70m)

Three piece coloured suite comprising a bath with electric shower over, low level w.c and pedestal washbasin. Radiator, partly tiled walls, obscured front aspect window.

OUTSIDE

The front of the property features attractive mature shrubs, gated parking with car port for one vehicle. The south facing rear garden features greenhouse, mature trees including fruit trees and shrubs, a lawned area, vegetable patch, patio off of the dining room ideal for entertaining, pond and two sheds.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout and take the first exit. Turn immediately right on to Abenhall Road. Pass Dean Magna School on the right and proceed along baring right at the Old Gun Mill on the right hand side. Continue to follow this lane into George Lane. Upon reaching the edge of Littledean, turn left into Beech Way, then take the first right into Oak Way. Follow the road round to the left where the property can be found after a short distance on the right hand side.

SERVICES

Mains water, electricity, drainage, gas

AGENTS NOTE

The property was formerly of non-standard construction but has since been bricked up. A PRC Certificate is available; however, we advise speaking with your lender regarding any potential mortgage implications.

WATER RATES

Severn Trent Water Authority

LOCAL AUTHORITY

Council Tax Band: A

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.

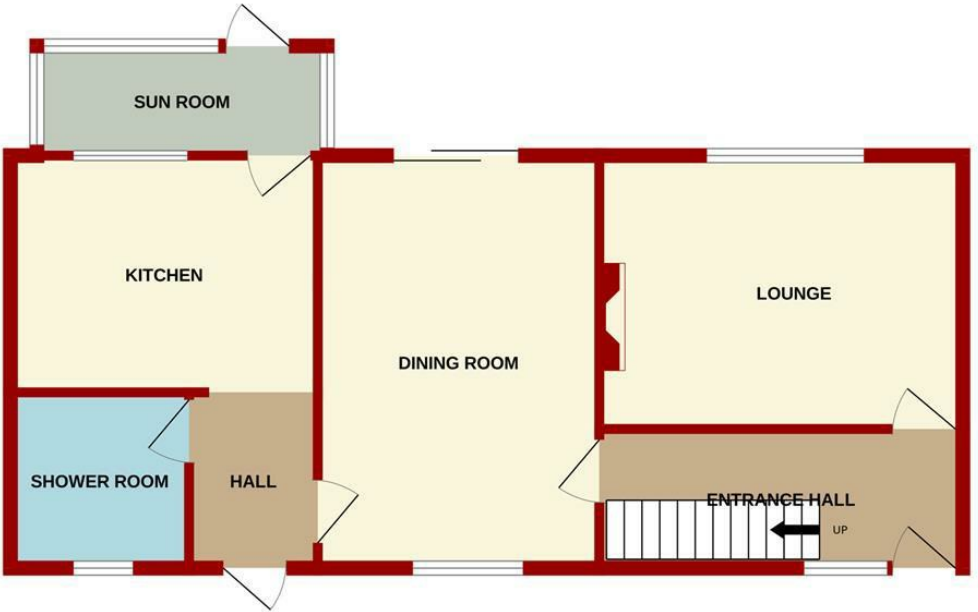
MONEY LAUNDERING REGULATIONS

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)

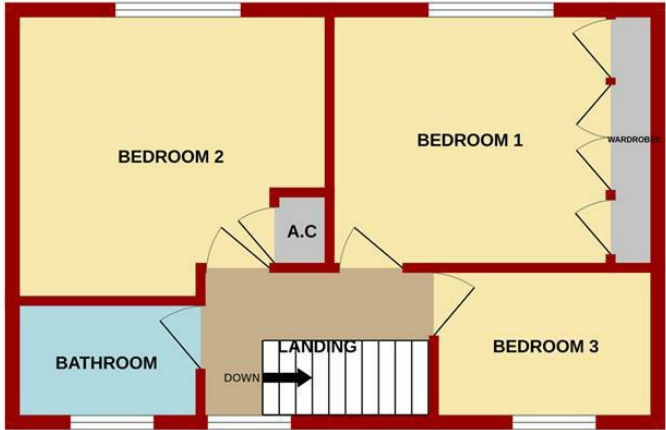




GROUND FLOOR



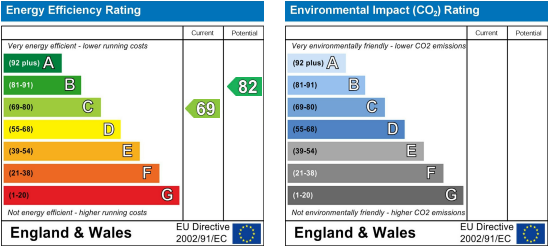
1ST FLOOR



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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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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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