



Oakdene Railway Road
Cinderford GL14 3HL



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £475,000

A BEAUTIFULLY PRESENTED, DETACHED PROPERTY featuring THREE DOUBLE BEDROOMS and TWO BATHROOMS, offering LIGHT-FILLED, SPACIOUS, AND VERSATILE ACCOMMODATION. Set within ATTRACTIVE, LANDSCAPED GARDENS AND GROUNDS EXCEEDING ONE-FIFTH OF AN ACRE, the home enjoys a PEACEFUL SETTING ADJACENT TO OPEN WOODLAND on the edge of Cinderford.

The property benefits from DRIVEWAY PARKING FOR SEVERAL VEHICLES with a DETACHED SINGLE GARAGE, WORKSHOP and SUMMER HOUSE as well as ACCESS TO WOODLAND WALKS ON THE DOORSTEP.

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 10 miles (16 kilometres) east of the city of Gloucester.

Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including the new community hospital, schools, a library, a leisure centre, and a local market.

Cinderford is surrounded by beautiful woodland areas, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, and the Dean Heritage Centre.

The accommodation comprises a SPACIOUS LIVING ROOM with two sets of BI-FOLD DOORS LEADING TO THE GARDEN, KITCHEN/DINER WITH WOODLAND VIEWS, BEDROOM and BATHROOM on the ground floor. To the first floor are TWO DOUBLE BEDROOMS and a FURTHER BATHROOM with SEPARATE WALK-IN SHOWER.



SIDE PORCH

Accessed via a upvc door, under-stairs storage cupboard, door leads into;

KITCHEN/DINER

17'04 x 11'08 (5.28m x 3.56m)

A bright and spacious room with lovely woodland views, fitted base level units with tiled worktops and upstands, inset stainless steel sink unit with drainer. Space for a dual gas/electric range cooker, American style fridge/freezer and washing machine. Cupboard housing the gas-fired combi boiler, further under-stairs cupboard, radiator, front and side aspect windows, tiled floor, door leads into;

HALLWAY

Radiator, laminate wood flooring, Gigaclear fibre connection point, stairs lead up to the first floor, doors lead off to a further side porch, living room, kitchen/diner, bedroom three and bathroom.

LIVING ROOM

23'00 x 14'00 (7.01m x 4.27m)

A spacious room ideal for entertaining with access via two sets of bi-fold doors that lead out to the garden. Freestanding multi-fuel burning stove set on a tiled hearth, radiators, laminate wood effect flooring, side aspect window.

BEDROOM THREE

14'09 x 11'04 (4.50m x 3.45m)

Currently utilised as an office with radiator, hardwood flooring, front aspect window with woodland views.

BATHROOM

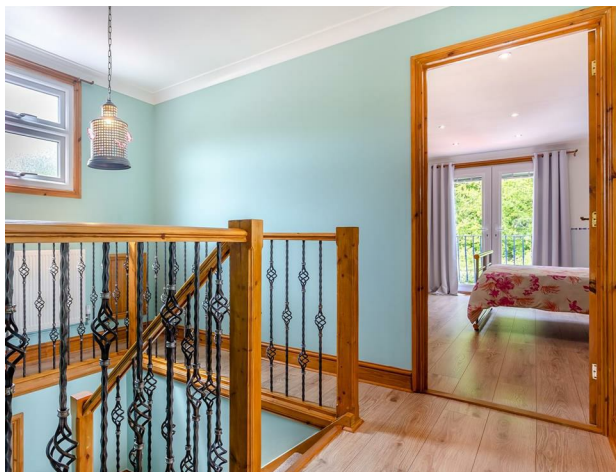
7'03 x 4'03 (2.21m x 1.30m)

Comprising a modern white three piece suite with a bath having an electric shower over, low level w.c and pedestal washbasin with tiled splashbacks. Heated towel rail, tiled floor, obscured side aspect window.

GALLERIED LANDING

Loft access, laminate wood flooring, obscured side aspect window, radiator, doors lead off to bedrooms one, two and the bathroom.





BEDROOM ONE

16'04 x 15'08 (4.98m x 4.78m)

French doors with Juliet balcony provide a stunning view of woodland opposite, radiator, laminate wood flooring.

BEDROOM TWO

15'08 x 10'04 (4.78m x 3.15m)

Built in cupboard, radiator, laminate wood flooring, rear aspect window overlooking the garden.

BATHROOM

8'06 x 8'00 (2.59m x 2.44m)

A modern four piece suite comprising a bath with tiled splashbacks, walk-in shower cubicle with mains fed shower, low level w.c, pedestal washbasin. Heated towel rail, obscured side aspect window.



OUTSIDE

At the front of the property, a large block-paved driveway provides ample parking and leads to a single garage with an up-and-over door, complete with power and lighting. The beautifully landscaped rear garden enjoys abundant sunlight and offers a variety of outdoor spaces. Directly accessible from the living room is a patio seating area, with steps leading up through a series of lawned terraces bordered by flowers and mature trees. The garden also features a potting shed and an additional powered shed. At the top of the garden, you'll find a fully powered workshop and a nearly new summer house set on raised decking, perfectly positioned to take in stunning woodland views

DIRECTIONS

What3Words- fields.copies.blindfold- From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed along here turning right just after the Petrol Station into Valley Road, continue along proceeding straight over the mini roundabout continuing along to the T-junction with St Whites Road. Turn left here and then immediately right onto Railway Road where the property can be found approximately half way on the left hand side.

SEVICES

Mains water, drainage, electricity, gas.

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.

WATER RATES

Severn Trent Water Authority

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.

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)

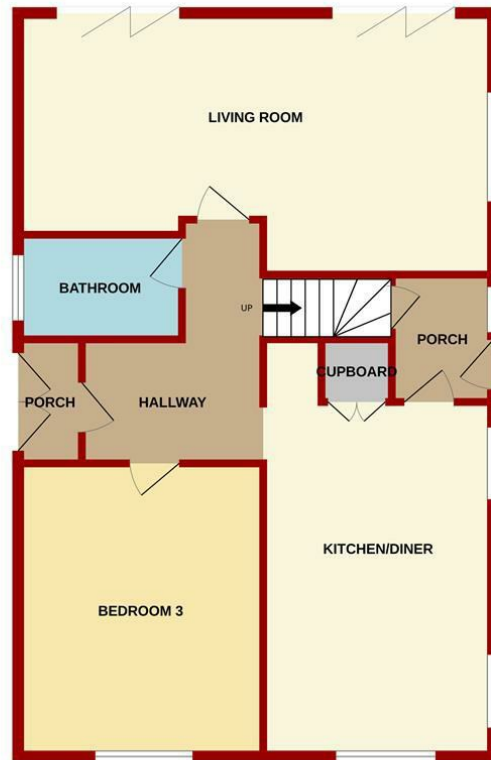
AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

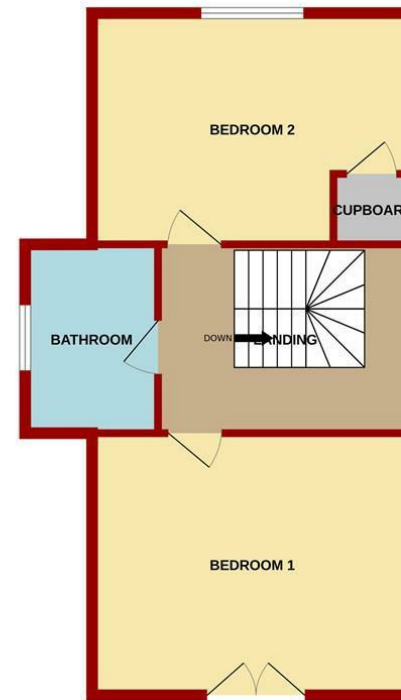




GROUND FLOOR



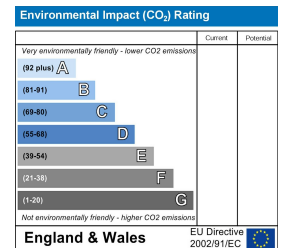
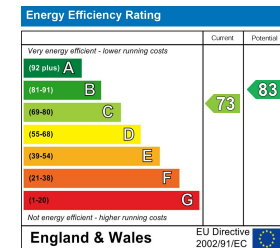
1ST FLOOR



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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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.





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