



The Cottage & The Annexe
Soudley, Cinderford GL14 2UB

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

The Cottage & The Annexe

Soudley, Cinderford GL14 2UB

Guide Price £750,000

A SPACIOUS FOUR-BEDROOM CHARACTER COTTAGE with TWO RECEPTION ROOMS, complete with an ATTACHED TWO-BEDROOM SELF-CONTAINED ANNEXE, all set within BEAUTIFUL GARDENS and GROUNDS of NEARLY HALF AN ACRE. This VERSATILE PROPERTY presents an EXCELLENT OPPORTUNITY for MULTI-GENERATIONAL LIVING or the POTENTIAL for an ADDITIONAL INCOME STREAM as a HOLIDAY LET. The location is EQUALLY IMPRESSIVE, surrounded by PICTURESQUE OPEN WOODLAND with a TRANQUIL STREAM running along the eastern boundary. Offered with NO ONWARD CHAIN, this DETACHED FREEHOLD home is a RARE FIND.

The Cottage comprises a LIVING ROOM, SEPARATE DINING ROOM and KITCHEN on the ground floor and FOUR BEDROOMS with EN-SUITE SHOWER ROOM TO THE PRINCIPAL BEDROOM as well as a FAMILY BATHROOM on the first floor. The Annexe comprises an ENTRANCE HALL, OPEN PLAN KITCHEN/DINING/LIVING ROOM, FIRST FLOOR BEDROOM with EN-SUITE W.C and lower ground floor level SECOND BEDROOM WITH EN-SUITE SHOWER ROOM.

THE ANNEXE IS FULLY SELF CONTAINED WITH ITS OWN SEPARATE ACCESS AND HEATING SYSTEM. The owners have recently had TWO NEW WASTE TREATMENT PLANTS INSTALLED with The Annexe having its own separate plant. The current owners have also HAD PLANNING PERMISSION PASSED RECENTLY FOR THE ANNEXE TO BE USED AS A SEPARATE RESIDENTIAL DWELLING. PO366/25/LD1





THE COTTAGE

SITTING ROOM

17'07 x 16'11 (5.36m x 5.16m)

Feature fireplace with wood burner inset on a raised stone hearth, exposed beams, a window seat overlooks the garden, Gigaclear fibre point, stairs lead to the first floor landing with small storage cupboard beneath. French doors provide easy access to the gardens. Door leads into;

DINING ROOM

17'03 x 12'02 (5.26m x 3.71m)

Oak flooring, another pair of French doors provide access to the garden. Door leads into;

KITCHEN

18'04 x 10'03 (5.59m x 3.12m)

Comprising a range of wall and base level units with laminate worktops and tiled splashbacks, inset 1.5 bowl sink unit with drainer, integral appliances include an eye level double electric oven, dishwasher and fridge/freezer. Space and plumbing for a washing machine and tumble dryer. Tiled floor, front aspect window.

LANDING

Loft access to the fully boarded loft space with pull down ladder. Obscured rear aspect window, doors lead off to the four bedrooms and bathroom.

PRINCIPAL BEDROOM

18'04 9'07 (5.59m 2.92m)

Dressing area with built in wardrobes, wall mounted gas-fired combi boiler, additional storage cupboard, front aspect window. Door leads into;

EN-SUITE SHOWER ROOM

Mains fed shower cubicle with rainfall head shower, low level w.c, vanity washbasin, heated towel rail, obscured rear aspect window.

BEDROOM TWO

17'07 x 9'11 (5.36m x 3.02m)

A large double bedroom with triple aspect windows providing good natural light



BEDROOM THREE

11'04 x 7'09 (3.45m x 2.36m)

Front aspect window.

BEDROOM FOUR

9'01 x 7'09 (2.77m x 2.36m)

Front aspect window.

BATHROOM

Comprising a bath with electric shower over, low level w.c, pedestal washbasin. Radiator, obscured rear aspect window.

THE ANNEXE

A front aspect door leads into;

ENTRANCE HALL

Laminate wood effect flooring, Gigaclear fibre point, wall mounted thermostat controls, loft access, cupboard housing the gas-fired combi boiler with space for a tumble dryer, doors lead to the open plan living area, steps up to bedroom one and down to bedroom two.

OPEN PLAN LIVING SPACE

KITCHEN

14'04 x 9'09 (4.37m x 2.97m)

A semi open plan space with kitchen/dining and lounge areas. The kitchen comprises a range of wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, integral eye level electric double oven and induction hob, space and plumbing for a washing machine, dishwasher and fridge/freezer, tiled floor and front aspect window.

LIVING ROOM

14'03 x 12'01 (4.34m x 3.68m)

Good size with dual aspect windows and French doors that provide access to the garden.

PRINCIPAL BEDROOM

16'02 x 14'11 (4.93m x 4.55m)

Vaulted ceiling, tv point, front aspect window and rear aspect skylight. Door leads into;

EN-SUITE W.C

Low level w.c, pedestal washbasin, extractor, part tiled walls.







BEDROOM TWO

14'11 x 10'09 (4.55m x 3.28m)

Tiled floor French doors to the garden, door leads into;

EN-SUITE SHOWER ROOM

Comprising a shower cubicle with mains fed shower, low level w.c, vanity washbasin unit, radiator, tiled floor, front aspect obscured window.

GARAGE/WORKSHOP

20'05 20'03 (6.22m 6.17m)

Ideal workshop with power.

OUTSIDE & PARKING

The property is accessed via a wooden five bar gate from a short section of Forestry Commission track, this leads onto a long driveway with lawned orchard to the right that includes a mixture of apple, plum, pear and cherry trees.

To the front of the property is a mature private garden with a weeping willow tree, beautiful magnolias and other colourful flowers and shrubs. This space is a haven to relax in and makes for a wonderful entertaining area for when family and friends come to stay, perhaps in The Annexe. A babbling stream runs along the boundary of the garden with a variety of fish and bird life attracted to it.

DIRECTIONS

What3Words-///gurgled. shells. foresight

SOUDLEY

The property is close to village amenities including Soudley Primary School, village hall and recreation ground, public house and the 'Dean Heritage Centre' with its popular cafe. There are many woodland walks on the doorstep including the very scenic Soudley Ponds. A regular bus services links Soudley to the surrounding towns, including Cinderford, Lydney, Chepstow and Gloucester. Further amenities can be found in the market town of Cinderford approximately 2/3 miles away.

SERVICES

Mains water, electricity. Septic tank. LPG.

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

The Cottage: Council Tax Band- C
The Annexe: Council Tax Band- A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

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

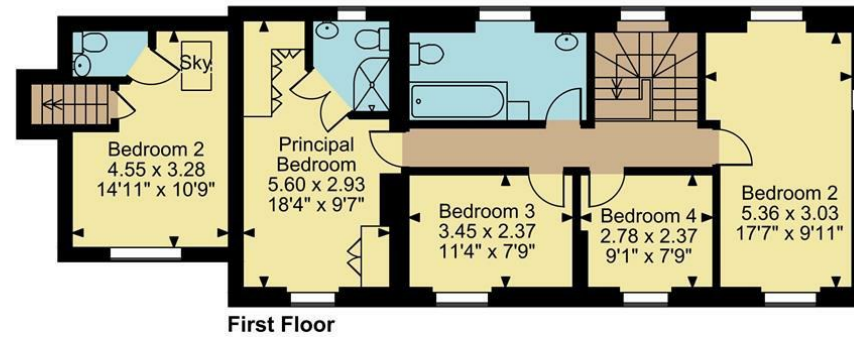
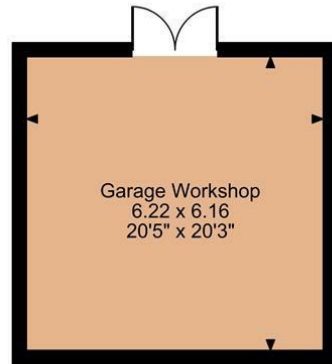
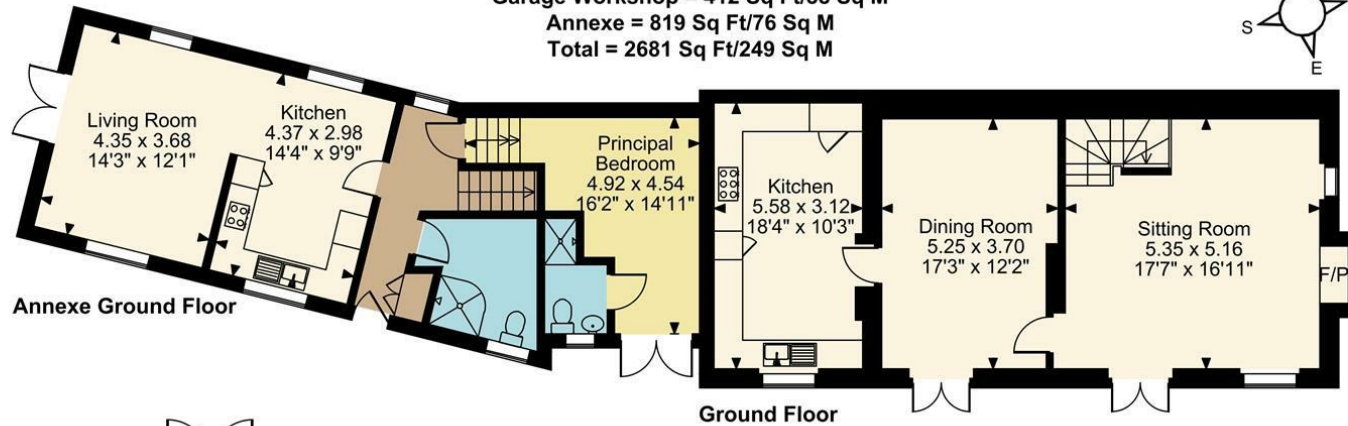
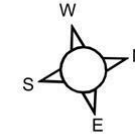
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The Cottage, Soudley, Cinderford, Gloucestershire
Approximate Gross Internal Area
Main House = 1450 Sq Ft/135 Sq M
Garage Workshop = 412 Sq Ft/38 Sq M
Annexe = 819 Sq Ft/76 Sq M
Total = 2681 Sq Ft/249 Sq M

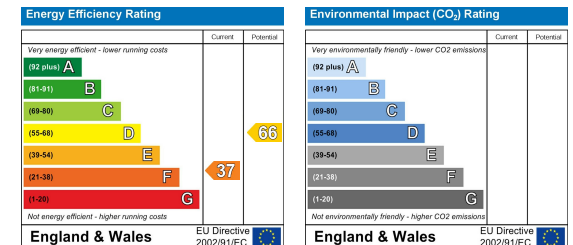


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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where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