



61 The Crescent  
Mitcheldean GL17 0SB

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

A WELL PRESENTED THREE-BEDROOM DETACHED PROPERTY set in an ELEVATED POSITION on the EDGE OF SOUGHT AFTER MITCHELDEAN with a leafy WOODLAND BACKDROP and SUPERB VIEWS over the town towards countryside. This IDEAL FAMILY HOME benefits from a 19.FT L-SHAPED LOUNGE/DINER, FOUR-PIECE BATHROOM SUITE, TIERED FRONT AND REAR GARDENS and a SINGLE EN-BLOC GARAGE with SPACE FOR PARKING ONE VEHICLE in front.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.



The property is accessed from the front aspect via a composite door that leads into;

## ENTRANCE HALL

Stairs lead to the first floor landing with storage cupboard under, tiled floor, radiator, doors lead off to the lounge/diner and kitchen.

## LOUNGE/DINER

**19'08 x 14'06 (5.99m x 4.42m)**

A spacious L-shaped room with radiators, front and rear aspect windows offering elevated views over the town towards countryside.

## KITCHEN

**11'07 x 8'07 (3.53m x 2.62m)**

Comprising modern fully fitted base units with laminate worktops and upstands, inset 1.5 bowl sink unit with drainer, integral eye level electric oven and microwave oven, induction hob with glass splashback and extractor hood above. Space for fridge/freezer, space and plumbing for a washing machine, wall mounted gas-fired boiler, side aspect composite door leading to the rear garden, radiator, tiled floor, rear aspect window.



## LANDING

Loft access, side aspect window, doors lead off to the three bedrooms and bathroom.

## BEDROOM ONE

**11'04 x 10'08 (3.45m x 3.25m)**

A double room with a radiator, front aspect window with wonderful far reaching views.

## BEDROOM TWO

**11'04 x 8'08 (3.45m x 2.64m)**

A double room with a radiator, rear aspect window with woodland outlook.

## BEDROOM THREE

**9'02 x 7'07 (2.79m x 2.31m)**

A single room currently used as an office with a radiator, over stairs storage cupboard, front aspect window having wonderful far reaching views.





## BATHROOM

**9'11 x 5'06 (3.02m x 1.68m)**

A modern four piece suite comprising a bath with tiled surround, double width walk-in mains fed shower with glass screen, close coupled w.c and a pedestal washbasin. Tiled walls, rear aspect obscured window.

## PARKING

The property has an en-bloc single garage accessed via an up and over door with parking space for one vehicle in front located a few yards from the house.

## OUTSIDE

To the front of the property, several steps lead up to the front entrance with a tiered front garden laid to lawn. Immediately to the front of the property is a decked area offering beautiful elevated views over the town towards countryside in the distance. A side gate gives rear access.

The tiered rear garden is also mostly laid to lawn and is currently a blank canvas for a keen gardener to transform into a tranquil space. The garden is enclosed and made private by a fencing surround.

## DIRECTIONS

From the Mitcheldean office, proceed down through the village turning left on to Carisbrook Road. Take the second turning left into Hollywell Road, bare right into The Crescent and follow the road all the way round to the left where the property can be found towards the end on the right hand side.

## SERVICES

Mains water and drainage, electric, 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

## 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.

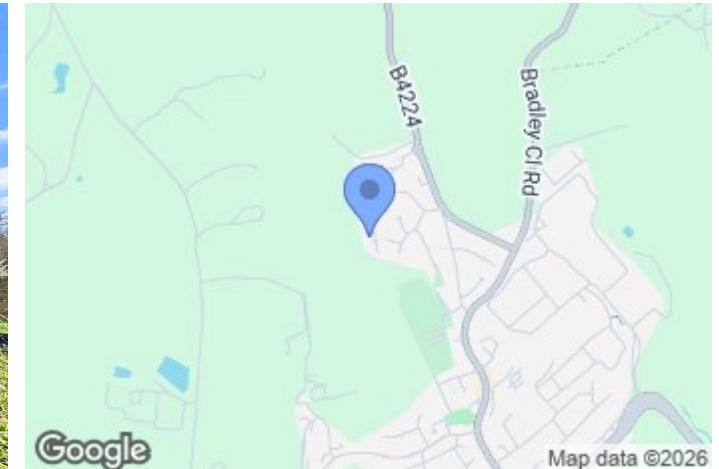
## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

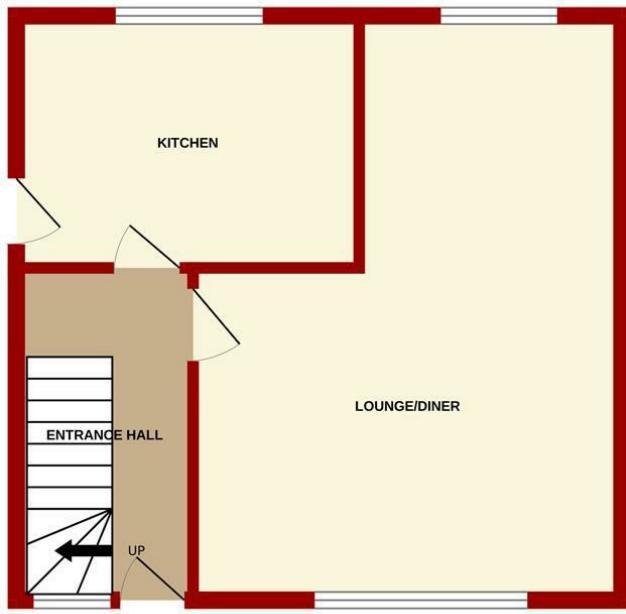
## MONEY LAUNDERING REGULATIONS

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)

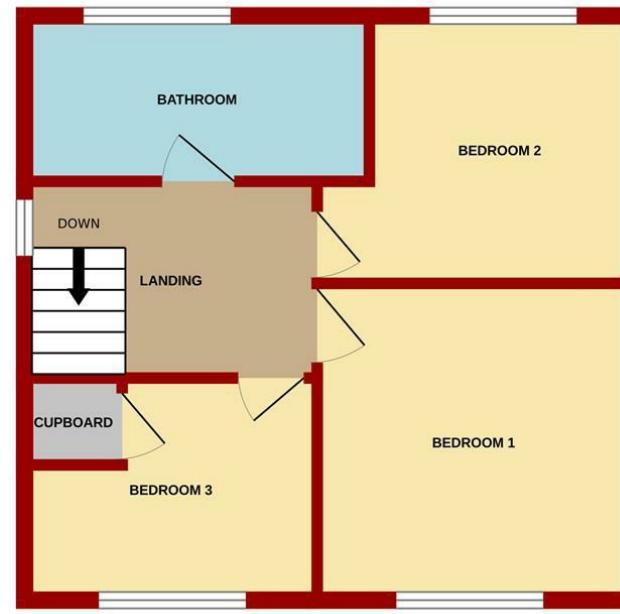




GROUND FLOOR



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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





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