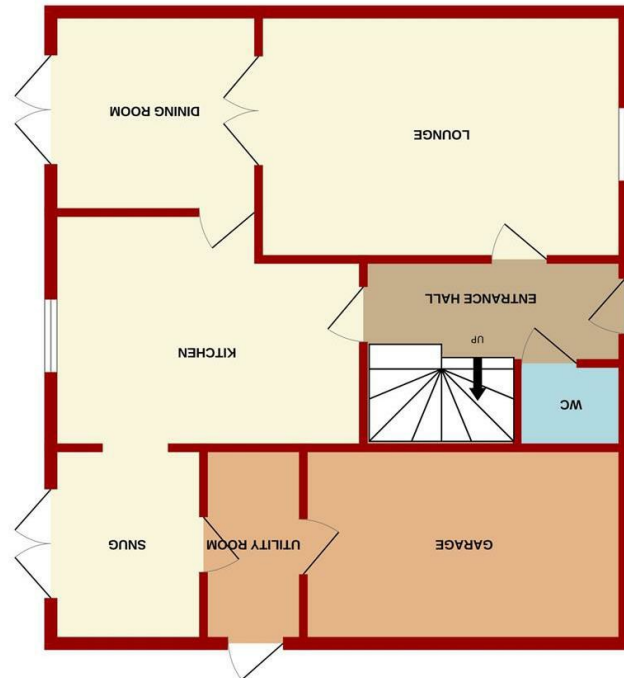
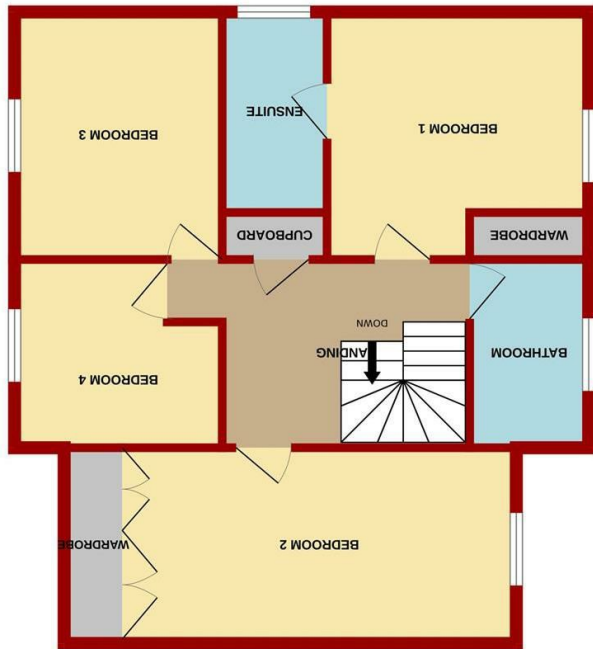
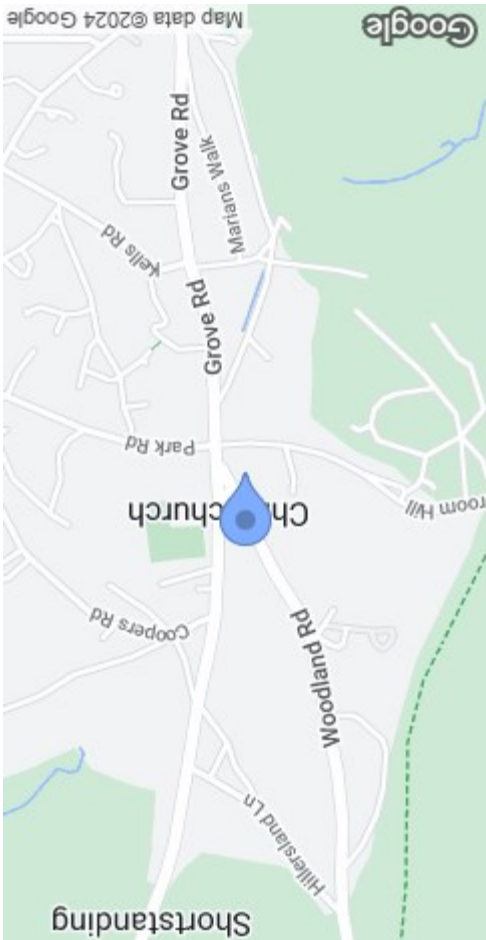




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A 92-100 B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20	 A 1-10 B 11-20 C 21-30 D 31-40 E 41-50 F 51-60 G 61-70



3 Church View Woodland Road  
 Christchurch, Coleford GL16 7NR

**£475,000**

BEAUTIFUL FOUR BEDROOM DETACHED HOUSE SITUATED IN THE POPULAR AREA OF CHRISTCHURCH. THE PROPERTY COMPRISES OF A LARGE KITCHEN, DINING ROOM, SEPERATE STUDY, UTILITY, GARAGE SPACE AND FOUR DOUBLE BEDROOMS WITH EN-SUITE TO MASTER BEDROOM.

Christchurch is one of the most westerly villages in the Forest, sitting above the Wye Valley just a short distance from the spectacular views at Symond's Yat. Local amenities include a church, public house and shop. The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



The property is accessed via a partly glazed upvc double glazed door into:

**ENTRANCE HALLWAY**

Understairs storage, radiator, stairs lead to the first floor, internet point, power point, alarm system. Door into:

**W.C**

3'11 x 4'11 (1.19m x 1.50m )

Close coupled W.C, wash hand basin, radiator, alarm system, front aspect upvc double glazed frosted window.

**LOUNGE**

16'07 x 17'03 (5.05m x 5.26m)

Feature fireplace with gas fire inset, radiator, power points, TV point, front aspect upvc double glazed bay window. Opening into:

**DINING ROOM**

9'05 x 9'01 (2.87m x 2.77m)

Radiator, power points, rear aspect patio doors leading out to the garden.

**KITCHEN**

10'08 x 14'02 (3.25m x 4.32m)

Range of base, wall and drawer mounted units, built in oven, built in hob, extractor fan, built in fridge freezer, stainless steel sink and drainer unit, inset ceiling spotlights, power points, rear aspect upvc double glazed window.

**SNUG**

8'10 x 6'11 (2.69m x 2.11m )

Radiator, power points, rear aspect patio doors leading out to the garden.

**UTILITY ROOM**

9'07 x 4'06 (2.92m x 1.37m)

Base mounted unit with sink and drainer unit, space for washing machine, radiator, extractor fan, Side aspect wooden partly glazed frosted door. Door into:

**GARAGE**

8'11 x 16'10 (2.72m x 5.13m)

Accessed via a manual up and over door, power and lighting.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

**LANDING**

Built in cupboard, access to loft space, radiator. Door into:

**BEDROOM 1**

11'06 x 11'06 (3.51m x 3.51m)

Built in wardrobe, power points, radiator. Door into:

**EN SUITE**

3'02 x 9'02 (0.97m x 2.79m)

Close coupled W.C, wash hand basin, shower with mains shower attachment, radiator, inset ceiling spotlights, extractor fan, side aspect frosted upvc double glazed window.

**BEDROOM 2**

16'10 x 8'09 (5.13m x 2.67m)

Radiator, built in double wardrobes, power points, TV point, front aspect upvc double glazed window.

**BEDROOM 3**

10'08 x 11'06 (3.25m x 3.51m)

Radiator, built in single wardrobe, power points, rear aspect upvc double glazed window.

**BEDROOM 4**

10'08 x 8'09 (3.25m x 2.67m)

Radiator, built in single wardrobe, power points, rear aspect upvc double glazed window.

**BATHROOM**

8'10 x 5'02 (2.69m x 1.57m)

Close coupled W.C, wash hand basin, walk in shower with a mains rainfall shower, shaver point, inset ceiling spotlights, radiator, extractor fan, front aspect upvc double glazed frosted window.

**OUTSIDE**

To the front of the property you have a driveway providing parking for two cars and access to the side of the property that leads to the garden.

**REAR GARDEN**

Patio area, vegetable patch, flower borders, shed, outside power, outside tap.

**SERVICES**

Mains gas, mains electric, mains drainage, mains water.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: E  
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)

**AWAITING VENDOR APPROVAL**

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

