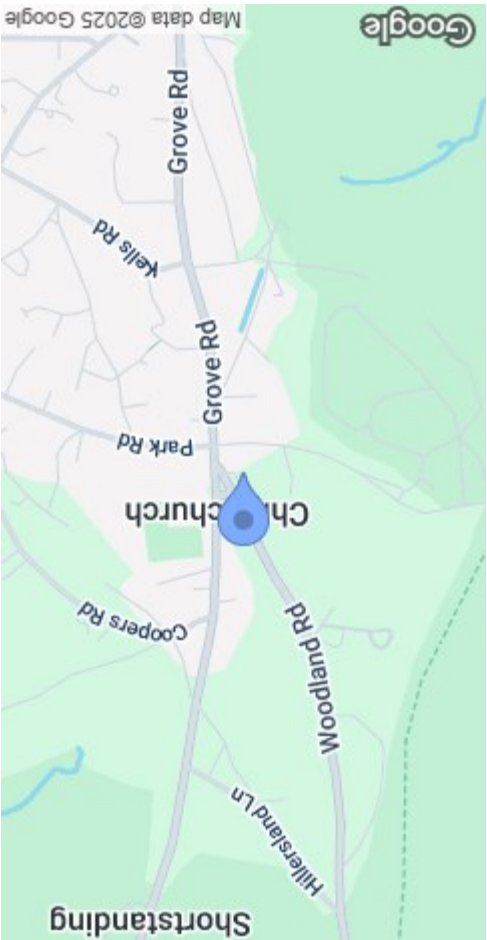


Energy Efficiency Rating	England & Wales	EU Directive
Very Energy Efficient (A)	Very Energy Efficient (A) - Air-Conditioning Coefficient	2002/91/EC
B	0.81-0.91	
C	0.61-0.80	
D	0.41-0.60	
E	0.21-0.40	
F	0.01-0.20	
G	0.00	
	Min. Energy Efficient - Air-Conditioning Coefficient	
77		
85		
Current	Target	
Environmental Impact (CO <sub>2</sub> ) Rating	England & Wales	EU Directive
Very Environmentally Friendly (A)	Very Environmentally Friendly (A) - Lower CO <sub>2</sub> Emissions	2002/91/EC
B	10-40%	
C	41-60%	
D	61-80%	
E	81-100%	
F	101-120%	
G	121-150%	
	Min. Environmentally Friendly - Higher CO <sub>2</sub> Emissions	
Current	Target	



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



£400,000

Located in the highly sought-after area of Christchurch, just beyond Coleford and a stone's throw from the picturesque Symonds Yat, this beautiful four bedroom detached house offers the perfect blend of space, style and comfort. The property boasts a spacious kitchen, perfect for entertaining, a bright and airy dining room, a dedicated study ideal for home working, and a convenient utility room. The four generously sized double bedrooms are complemented by a luxurious en-suite bathroom in the master bedroom. With additional garage space and plenty of potential for outdoor living.

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.

