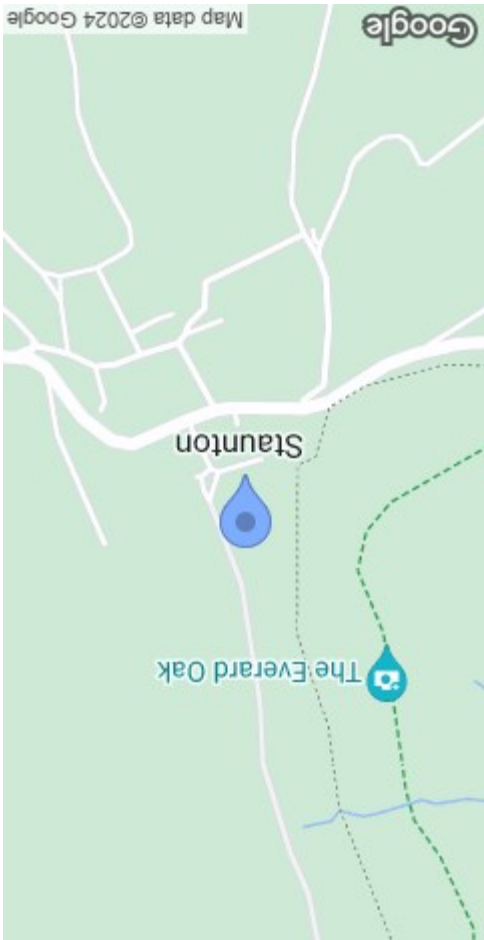




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 (93-100 kWh/m <sup>2</sup> per year)	A (100-120 g/kWh)
B (81-92 kWh/m <sup>2</sup> per year)	B (90-100 g/kWh)
C (69-80 kWh/m <sup>2</sup> per year)	C (80-90 g/kWh)
D (55-68 kWh/m <sup>2</sup> per year)	D (70-80 g/kWh)
E (45-54 kWh/m <sup>2</sup> per year)	E (60-70 g/kWh)
F (35-44 kWh/m <sup>2</sup> per year)	F (50-60 g/kWh)
G (21-34 kWh/m <sup>2</sup> per year)	G (40-50 g/kWh)
H (13-20 kWh/m <sup>2</sup> per year)	H (30-40 g/kWh)
I (1-12 kWh/m <sup>2</sup> per year)	I (20-30 g/kWh)



Woodend, 6 Wellmeadow  
 Staunton, Coleford GL16 8PQ

# £549,950

Introducing a picturesque and impeccably presented four-bedroom detached property nestled in the sought-after area of Wellmeadow, Staunton. Offering a breath-taking rear garden that overlooks serene woodland, this home is a true oasis of tranquillity.

Step inside to discover a generously proportioned living space, comprising of a spacious lounge, elegant dining area, and a modern kitchen/diner. The lounge exudes warmth with a charming fireplace, creating the perfect ambiance for relaxation. The dining area opens up to the beautiful rear garden through sliding doors, allowing seamless indoor-outdoor living.

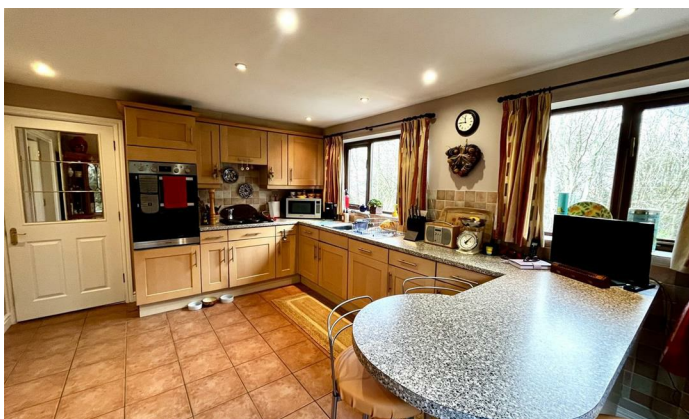
Upstairs, the property showcases four inviting bedrooms, including a large master bedroom with its own en-suite bathroom.

Outside, the rear garden is a private retreat, complete with a patio area for al fresco dining and lush greenery, providing a peaceful backdrop. The property also boasts a double garage, offering ample storage space and parking.

Positioned at the end of a tranquil cul-de-sac, this residence ensures privacy and seclusion while being conveniently located near local amenities and transport links. Capture the essence of peaceful living in this remarkable property.

The delightful village of Staunton lies on the border of England and Wales and has a local church and pub/restaurant. It's situated approximately 4 miles away from Monmouth town centre and approximately 3 miles away from Coleford Town Centre.

The neighbouring town of Coleford offers facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away. Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. Facilities include various clothes shops, banks, supermarkets, restaurants, schools and regular bus services.



Property is accessed via a partly glazed door into:

## ENTRANCE HALLWAY

Stairs to first floor landing, power points, radiator.

## STUDY

6'8 x 10'0 (2.03m x 3.05m)

Front aspect UPVC double glazed windows, radiator, power points.

## LOUNGE

17'2 x 13'3 (5.23m x 4.04m)

Front aspect UPVC double glazed window, radiator, power points, television points, open fireplace with feature fireplace surround, double doors giving access into:

## DINING ROOM

11'2 x 11'3 (3.40m x 3.43m)

Rear aspect wooden double glazed windows, sliding doors giving access out onto garden, radiator, power points.

## KITCHEN/BREAKFAST/UTILITY ROOM

15'10 x 11'2 (4.83m x 3.40m)

Rear aspect wooden double glazed windows, range of wall, draw and base mounted units, stainless steel sink with drainer and tap over, built in hob, built in oven, built in dishwasher, space for fridge/freezer. Towards the rear of the room there is a utility area with a stainless steel sink with drainer unit, space for washing machine, boiler access, large understairs cupboard, inset ceiling spotlights, side aspect wooden partly glazed door giving access out onto Garden.

## CLOAKROOM

2'11 x 5'9 (0.89m x 1.75m)

Side aspect wooden double glazed window, close coupled W.C, sink with tap over, radiator, fuse box, extractor fan.

FROM THE ENTRANCE HALLWAY STAIRS GIVE ACCESS TO FIRST FLOOR LANDING.

## FIRST FLOOR LANDING

Loft access, power points, airing cupboard space with shelving.

## BEDROOM 1

13'8 x 13'3 (4.17m x 4.04m)

Front aspect wooden double glazed window, radiator, built in wardrobe with double doors, power points, door giving access into:

## EN-SUITE

4'5 x 5'8 (1.35m x 1.73m)

Front aspect partly frosted double glazed window, walk in shower with mains shower overhead, sink with tap over, close coupled W.C, inset ceiling spotlights.

## BEDROOM 2

11'3 x 11'2 (3.43m x 3.40m)

Rear aspect wooden double glazed windows, radiator, power points, built in wardrobe with double doors.

## BEDROOM 3

7'10 x 12'11 (2.39m x 3.94m)

Front aspect wooden double glazed windows, radiator, power points, built in wardrobes with double doors.

## BEDROOM 4

7'4 x 8'3 (2.24m x 2.51m)

Rear aspect wooden double glazed window, radiator, power points, built in wardrobes.

## BATHROOM

6'4 x 7'6 (1.93m x 2.29m)

Rear aspect wooden double glazed window, close coupled W.C, bidet, heated towel rail, panelled bath with electric shower over, inset ceiling spotlights, extractor fan, sink with tap over, shaver points.

## OUTSIDE

To the front of the property: Shared driveway with parking for several vehicles, a large laid to lawn area surrounded by various borders and fencing.

To the rear of the property: Side access on either side via gates, large patio area perfect for entertaining. Well, laid to lawn area, bordered by fencing and hedges with a beautiful outlook onto forest woodland.

## DOUBLE GARAGE

17'0 x 18'6 (5.18m x 5.64m)

Accessed via two manual up and over doors, power lighting, storage facilities above.

## AGENTS NOTE

£140 per annum for Garden license.

## SERVICES

Mains water, electric, drainage and oil.

## WATER RATES

Severn Trent - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: E  
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.

## DIRECTIONS

From Coleford town centre proceed to the traffic lights and turn left into Bank Street, continue along here and on reaching the traffic lights turn left signposted Monmouth. On reaching the village of Staunton take the first turning right into Wellmeadow where the property can be seen straight ahead via our for sale board.

## PROPERTY SURVEYS

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