



Highfield Tufthorn Road
Coleford GL16 8PY



STEVE GOOCH
ESTATE AGENTS | EST 1985

£495,000

BEAUTIFULLY PRESENTED AND SPACIOUS FIVE DOUBLE BEDROOM DETACHED FAMILY HOME, ENJOYING VERSATILE ACCOMMODATION WITH SELF CONTAINED ANNEXE, GENEROUS PLOT MEASURING ONE THIRD OF AN ACRE, OFF ROAD PARKING, DETACHED DOUBLE GARAGE AND SOLAR PANELS WITH BATTERY STORAGE.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.





The property is accessed via composite door into:

ENTRANCE HALLWAY

12'09 x 6'05 (3.89m x 1.96m)

Original exposed floorboards, radiator, power points, stairs lead to the first floor. Partly glazed door into:

INNER HALLWAY

Power points, understairs storage cupboard. Partly glazed door into:

LOUNGE

27'05 x 11'04 (8.36m x 3.45m)

Feature fireplace with inset multi fuel stove, power points, TV point, picture rail, radiators, front aspect upvc double glazed bay window. Rear aspect upvc double glazed doors out to the conservatory.

CONSERVATORY

16'00 x 14'04 (4.88m x 4.37m)

Tiled flooring, radiator, power points, side and rear aspect upvc double glazed windows. Rear aspect upvc double glazed double doors. Side aspect upvc double glazed door. Door leading to Utility room.

KITCHEN

17'07 x 11'09 maximum (5.36m x 3.58m maximum)

Partly solid wood and granite worktops, range of wall and base mounted units, seven ring Belling Range cooker with extractor fan above, built in fridge and freezer, space for further appliances, plumbing for dishwasher, Belfast sink unit. Door into:

UTILITY ROOM

9'11 x 8'10 (3.02m x 2.69m)

Quarry tiled flooring, range of base wall and drawer mounted units, single bowl single drainer sink unit with taps over, space and plumbing for washing machine and tumble dryer, rear aspect upvc double glazed window. Side aspect composite stable door. Partly glazed door into:

HALLWAY

Quarry tiled flooring. Door into:

W.C

Low level W.C, vanity wash hand basin.

DINING ROOM

Original exposed floorboards, feature fireplace with inset multifuel burning stove, power points, front aspect upvc double glazed bay window.

BEDROOM 5/ANNEXE

18'06 x 13'09 (5.64m x 4.19m)

Radiator, power points, access to loft space, front aspect upvc double glazed window. Rear aspect door out to the garden. Door into:

EN SUITE

Fully tiled enclosed shower unit with mains shower attachment, low level W.C, pedestal wash hand basin, rear aspect upvc double glazed frosted window.

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

LANDING

Picture rail, access to loft space via pull down ladder, loft has power and lighting, controls/batteries for solar panels. Door into:

BEDROOM 1

11'11 x 11'11 (3.63m x 3.63m)

Radiator, power points, picture rail, rear aspect upvc double glazed window.

BEDROOM 2

11'11 x 11'11 (3.63m x 3.38m)

Radiator, power points, picture rail, rear aspect upvc double glazed window.

BEDROOM 3

11'11 x 11'10 (3.63m x 3.61m)

Radiator, power points, picture rail, front aspect upvc double glazed window.

BEDROOM 4

12'00 x 11'11 (3.66m x 3.63m)

Radiator, power points, picture rail, front aspect upvc double glazed window.

SHOWER ROOM

Walk in shower with tiling surround and electric shower, low level W.C, pedestal wash hand basin, heated towel rail, storage cupboard, tiled walls, coving, rear aspect upvc double glazed frosted window.

OUTSIDE

gated access to the front garden which is gravelled, flower borders, pathway leading to the front door. To the side of the property you have wrought iron gates that lead to the driveway/parking area providing parking for five vehicles which in turn leads to a detached double garage, the gardens split into four areas, lawned area, pond and seating area, veg plot with greenhouse, orchard with fruit trees and veg beds.

SERVICES

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

Solar Panels with Battery Storage. There are two solar panel systems one 4kw which generates approximately £1000 per annum from a feed-in tariff and one 5kw system. Both feed in to an 11kw battery.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D

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.

DIRECTIONS

From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along passing the petrol station on the left hand side and turn left at the next set of traffic lights into Tuftorn Avenue. Proceed along where the property can be found on the left hand side as indicated 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)



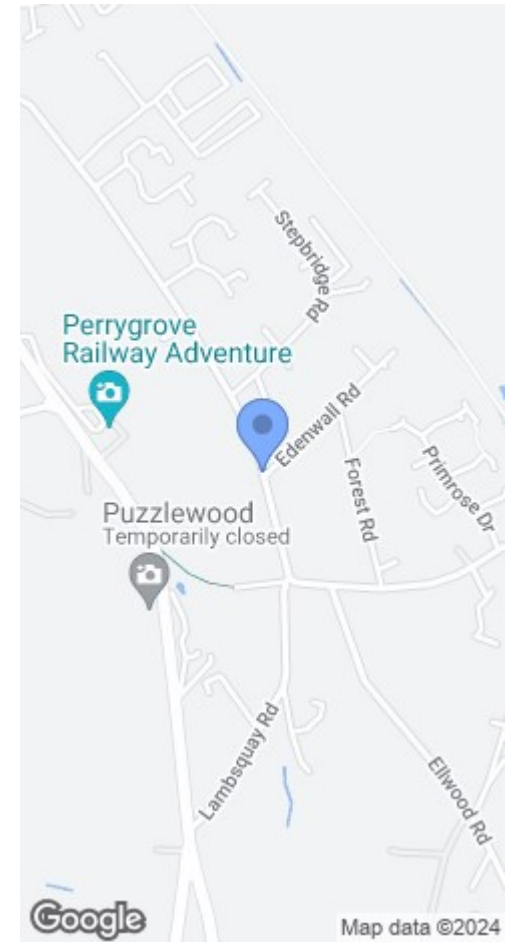
GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 2006 sq.ft. (186.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.



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