



4C Wellmeadow
Coleford GL16 8PQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

£525,000

Nestled in the desirable area of Staunton, this stunning 4-bedroom detached property exudes charm and modern elegance. Boasting a spacious and eco-friendly design, this home offers the perfect blend of luxury and sustainability.

As you step inside, you are greeted by a light-filled living space that seamlessly flows into a large, well-appointed kitchen, making it the ideal setting for both entertaining guests and everyday living. The property features an air source heat pump and solar panels, ensuring efficient and environmentally friendly heating throughout the home.

The four generous bedrooms, including two en suites, provide ample space for rest and relaxation. The highlight of the property is the sunroom at the rear, offering a peaceful retreat and enjoying the natural light it brings.

With parking space for several cars and a large garage equipped with an electric Tesla battery storage, this property caters to both convenience and sustainability.

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, understairs storage space, power points, fuse box.

CLOAKROOM

4'4 x 5'2 (1.32m x 1.57m)

Close coupled W.C, sink with tap over, inset ceiling spotlights, extractor fan.

LOUNGE

21'11 x 11'0 (6.68m x 3.35m)

Front aspect UPVC bay fronted double glazed window, power points, electric points, television points, an opening gives access into:

SUN ROOM

13'6 x 10'4 (4.11m x 3.15m)

Side and rear aspect UPVC double glazed windows, rear aspect patio doors giving access onto rear garden, two rear aspect Velux windows, inset ceiling spotlights, built in seating area, power points, an opening leads into:

KITCHEN/DINER

14'10 x 14'9 (4.52m x 4.50m)

Rear and side aspect UPVC double glazed windows, a country style kitchen comprising of a range of wall, draw and base mounted units, built in Neff induction hob, built in Neff extractor fan, built in Neff oven, built in fridge/freezer, built in Neff dishwasher, inset ceiling spotlights, power points.

INNER HALLWAY

A doorway gives access into Playroom/office, a separate doorway leads into:

UTILITY

7'0 x 6'5 (2.13m x 1.96m)

Side aspect UPVC double glazed window, a range of wall, draw and base mounted units, space for washing machine & tumble dryer, stainless steel drain unit with mixer tap over, power points, inset ceiling spotlights, extractor fan, boiler.

PLAYROOM/OFFICE

12'4 x 10'9 (3.76m x 3.28m)

Front aspect bay fronted UPVC double glazed window, power points.

FROM THE ENTRANCE HALLWAY STAIRS LEAD UP TO THE FIRST FLOOR LANDING.

FIRST FLOOR LANDING

Power points, radiator, door into airing cupboard, alarm system.

BEDROOM 1

12'0 x 15'0 (3.66m x 4.57m)

Side and rear aspect UPVC double glazed windows, radiator, power points, an opening gives access into a dressing area space with built in wardrobes, a door way leads into:

EN SUITE

7'4 x 5'4 (2.24m x 1.63m)

Side aspect UPVC double glazed frosted window, close coupled W.C, sink with tap over, built in cupboard, shaver point, heated towel rail, walk in shower with Mira mains shower overhead, inset ceiling spotlights, extractor fan.

BEDROOM 2

10'2 x 11'1 (3.10m x 3.38m)

Front aspect UPVC double glazed window, radiator, built in wardrobe space, power points, a doorway gives access into:

EN SUITE

7'0 x 6'3 (2.13m x 1.91m)

Front aspect UPVC double glazed frosted window, heated towel rail, close coupled W.C, sink with tap over, shaver point, inset ceiling spotlights, extractor fan, walk in shower with Mira mains shower overhead.

BEDROOM 3

12'4 x 10'9 (3.76m x 3.28m)

Front aspect UPVC double glazed window, built in wardrobe space, radiator, power points.

BEDROOM 4

9'1 x 11'2 (2.77m x 3.40m)

Rear aspect UPVC double glazed window, radiator, power points, built in wardrobe space, loft access storage.

BATHROOM

6'10 x 5'9 (2.08m x 1.75m)

Rear aspect UPVC double glazed frosted window, modern panelled bath with taps over, close coupled W.C, sink with taps over, heated towel rail, separate walk in shower with Mira mains shower over, inset ceiling lights, extractor fan.

OUTSIDE

To the front of the property there is parking for several vehicles, as well as parking available to the rear of the property, and a pathway leading to the front garden.

To the rear of the property there is a raised patioed area, outside power, a personal door leading into the garage, steps leading down to a laid to lawn area with various planting borders and a hard standing area perfect for a garden shed.

GARAGE

9'4 x 18'9 (2.84m x 5.72m)

Accessed via an electric roller door, Tesla home battery, power, lighting, eaves storage.

SOLAR PANELS

The properties solar panels produce an output of 4436 kilowatt-hours (kWh) of electricity. The current vendors receive approximately £100 a year back on the panels. The panels and battery fund about 50% of all energy needs for the house annually.

SERVICES

Mains water, electric, drainage, air source heat pump.

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.

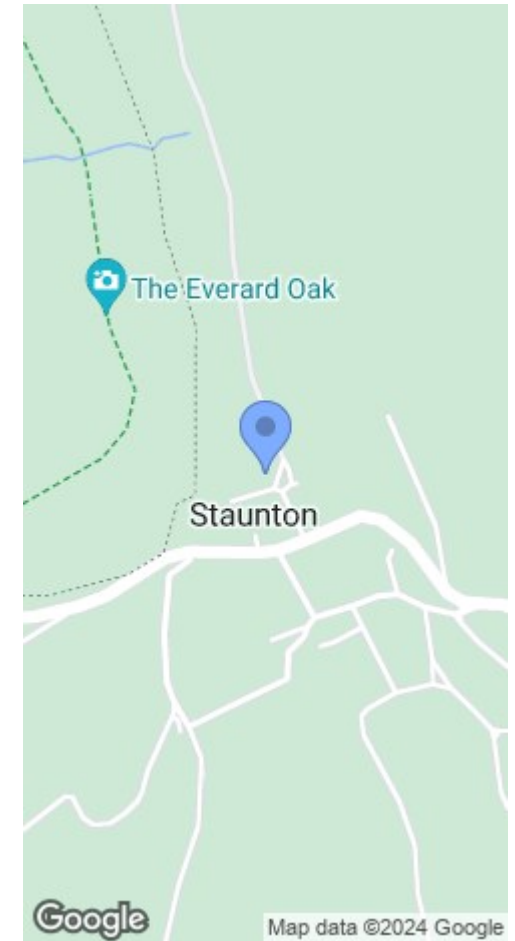
DIRECTIONS

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 on the left 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)





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs		91		Very environmentally friendly - lower CO ₂ emissions		A	
92-91		92		92-91		B	
89-90				89-90		C	
85-88				85-88		D	
81-84				81-84		E	
77-80				77-80		F	
73-76				73-76		G	
69-72				69-72			
65-68				65-68			
61-64				61-64			
57-60				57-60			
53-56				53-56			
49-52				49-52			
45-48				45-48			
41-44				41-44			
37-40				37-40			
33-36				33-36			
29-32				29-32			
25-28				25-28			
21-24				21-24			
17-20				17-20			
13-16				13-16			
9-12				9-12			
5-8				5-8			
1-4				1-4			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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