



Jugshole House Bixhead Walk
Broadwell, Coleford GL16 7EB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£550,000

Welcome to Jugshole House, a stunning 2010-built detached property, occupies a private plot with ample parking and a spacious turning circle. This beautiful home boasts a generous size kitchen, separate dining room, lounge and stunning light and airy sun room.

The four well-appointed bedrooms upstairs include an en-suite bathroom for the master, providing the perfect blend of comfort and functionality. The pièce de résistance is the exquisite garden, meticulously maintained to provide ample space for family gatherings, social events, and relaxation.

A detached double garage offers endless possibilities, whether you're looking to create a workshop, garage space, or even an annexe.

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The village of Broadwell offers a number of amenities to include Shops, Dance School, Church and Football Club.

The neighbouring town of Coleford, approximately 1 mile away offers further 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.





Property is accessed via a partly glazed front door benefitting from a glass canopy.

ENTRANCE HALLWAY

10'5 x 14'11 (3.18m x 4.55m)

Stairs to first floor landing, doorway into kitchen, doorway into dining room, doorway into lounge, understairs storage space, power points, radiator, alarm system, a doorway gives access into:

CLOAKROOM

4'3 x 6'1 (1.30m x 1.85m)

Front aspect UPVC double glazed frosted window, close coupled W.C, heated towel rail, sink with tap over.

KITCHEN

9'8 x 17'9 (2.95m x 5.41m)

Front aspect UPVC double glazed window, a range of wall, drawer and base mounted units, two built in ovens, separate eye level oven, integrated dishwasher, space for wine cooler, space for microwave, space for large American style fridge freezer, gas five ring hob with extractor fan above, inset ceiling spotlights, double drainer unit with tap over, power points, radiator, breakfast bar, double doors giving access into the dining room, an opening gives access into:

UTILITY

8'2 x 5'5 (2.49m x 1.65m)

Side aspect stable UPVC door benefitting from pitched covering and giving access outside to the front garden, range of wall, drawer and base mounted units, sink with tap over, cupboard space accessed via double doors, washing machine and tumble drier, rear aspect UPVC double glazed window, extractor fan, radiator.

DINING ROOM

10'5 x 13'8 (3.18m x 4.17m)

Rear aspect UPVC double glazed window partially obscured with privacy glazing, radiator, double doors into the kitchen, power points.

LOUNGE

10'8 x 19'5 (3.25m x 5.92m)

Door giving access into the study/office, radiator, electric freplace, television points, power points, UPVC double glazed double doors giving access into the conservatory.



STUDY/OFFICE

10'7 x 6'5 (3.23m x 1.96m)

Front aspect UPVC double glazed window, built in desk with shelving, power points, radiator.

CONSERVATORY

10'1 x 13'4 (3.07m x 4.06m)

Rear, side and front aspect UPVC double glazed windows, glass UPVC double glazed roof, power points, quartz tiled flooring with underfloor heating, side aspect UPVC double glazed patio doors giving access out onto the rear garden.

FROM THE ENTRANCE HALLWAY STAIRS LEAD UP TO:

FIRST FLOOR LANDING

Radiator, loft access space, roof light.

BEDROOM 1

15'11 x 9'9 (4.85m x 2.97m)

Front aspect UPVC double glazed window, radiator, power points, double built in wardrobe space accessed via double doors with internal lighting, TV point, a doorway giving access into:

EN-SUITE

9'8 x 4'4 (2.95m x 1.32m)

Rear aspect UPVC double glazed Velux window, fully tiled walk in shower with body and rainfall shower, towel radiator, inset ceiling spotlights, extractor fan, close coupled W.C, sink with taps over.

BEDROOM 2

11'11 x 10'8 (3.63m x 3.25m)

Front aspect UPVC double glazed window, radiator, power points, television point, radiator.

BEDROOM 3

11'3 x 10'8 (3.43m x 3.25m)

Rear aspect UPVC double glazed Velux window, power points, television point, radiator.

BEDROOM 4

7'1 x 10'5 (2.16m x 3.18m)

Currently used as a dressing room with hanging framework for clothes storage. Rear aspect UPVC double glazed Velux window, power points, television point, radiator.







BATHROOM

10'4 x 8'6 (3.15m x 2.59m)

Front aspect UPVC double glazed frosted window, close coupled W.C, vanity wash hand basin unit with tap over with built in light over, walk in shower with mains shower overhead, bath with taps over, towel radiator, inset ceiling spotlights, extractor fan.

OUTSIDE

Gated access to the main driveway accessing the front door, with parking for several vehicles.

The rear garden comprises of a patio and raised decking, a laid to lawn area with pebbled border surrounded by fencing and walling, steps lead down to a further laid to lawn area with a pebbled border surrounded by fencing.

DOUBLE GARAGE/POTENTIAL ANNEXE

17'10 x 21'0 (5.44m x 6.40m)

Currently partly converted but unfinished and being used for storage, however has provision for all services. Side aspect UPVC double glazed partly frosted door giving access onto the garden, side aspect UPVC double glazed frosted window, rear aspect UPVC double glazed frosted window, accessed via one electric door and one up and over manual door, power, lighting, a stairwell to the rear leads up to a:

LOFT/BEDROOM

17'10 x 13'0 (5.44m x 3.96m)

Front aspect UPVC double glazed window, two rear aspect UPVC double glazed Velux windows, power, lighting.

AGENTS NOTE

The driveway accessing the property is owned by Jugshole House but governed by an historic covenant allowing neighbours limited access for vehicular and pedestrian movement.

SERVICES

Mains water, electricity, drainage and gas.

WATER RATES

Severn Trent

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 the Coleford Office proceed to the traffic lights turning right onto Old Station Way taking the turning left onto Lords Hill. Upon reaching the cross roads turn left signposted to Coalway and Broadwell, proceed along taking the turning into New Road and then taking the third turning right into Bixhead Walk, take the left hand fork and continuing along for a short distance where the property can be found on the left hand side.

PROPERTY SURVEYS

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

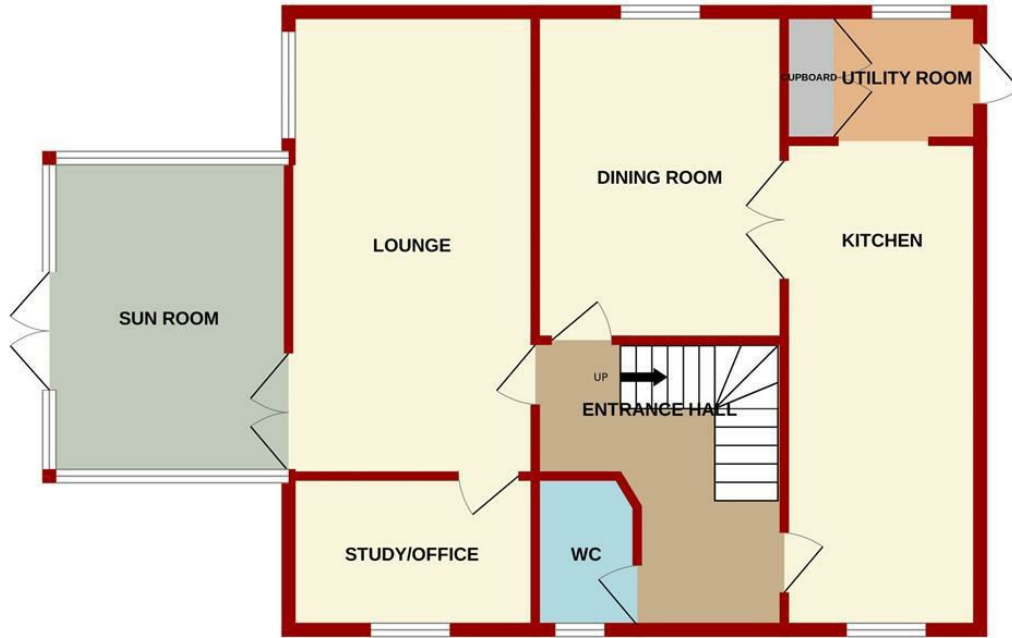
AWAITING VENDOR APPROVAL

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









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.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-64) D | | | | (55-64) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| 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 | |





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