

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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£450,000

SPACIOUS FOUR BEDROOM HOUSE, PACKED WITH CHARACTER FEATURES, WITH THE ORIGINAL HOUSE BEING APPROXIMATELY 300 YEARS OLD. THE HOUSE HAS BEEN EXTENDED OVER THE YEARS AND NOW BOASTS A TOTAL OF FIVE RECEPTION ROOMS, OFFERING TREMENDOUS FLEXIBILITY AS A FAMILY HOME. OUTSIDE, THE TOTAL PLOT MEASURES 1/4 OF AN ACRE AND BOASTS A DETACHED GARAGE AND LOVELY LANDSCAPED GARDENS.

Alvington is a village and civil parish in the Forest of Dean in Gloucestershire, England, situated on the A48 road, six miles north-east of Chepstow in Wales. It has easy access to several radiating motorways and the Severn Bridge.



ENTRANCE HALL

11'09 x 7'02 (3.58m x 2.18m)
Tiled flooring, under stairs storage cupboard, radiator.

LOUNGE

52'5"6'6" x 36'1"19'8" (16'02 x 11'06)
UPVC double glazed window, double panelled radiator, BT point, tv point, set up for Gigaclear super-fast fibre internet.

PLAYROOM

11'10 x 11'03 (3.61m x 3.43m)
UPVC double glazed window, radiator.

DINING ROOM

11'10 x 11'02 (3.61m x 3.40m)
Feature exposed stone fire place, radiator, UPVC double glazed window.

KITCHEN

24'07 x 7'02 (7.49m x 2.18m)
A range of base, wall and drawer mounted units, induction hob, extractor hood, Belfast sink, pantry style cupboard, space and plumbing for washing machine, dishwasher, double glazed UPVC window.

W.C

5'04 x 3'06 (1.63m x 1.07m)
W.C., sink, UPVC double glazed window, radiator, storage cupboard.

STUDY

12'10 x 8'07 (3.91m x 2.62m)
UPVC double glazed windows, radiator, power and lighting.

CONSERVATORY

10'09 x 9'05 (3.28m x 2.87m)
UPVC double glazed windows and doors, radiator, tiled flooring and insulated roof.

LANDING

Storage cupboards, velux window, doors to all bedrooms and shower room, loft access.

BEDROOM 1

12'09 x 12'10 (3.89m x 3.91m)
UPVC double glazed windows, radiator, fitted wardrobes, door to en-suite.

EN-SUITE BATHROOM

7'05 x 7'10 (2.26m x 2.39m)
UPVC double glazed window, radiator, white panelled bath, pedestal sink, W.C., tiled walls, tiled flooring.

BEDROOM 2

11'09 x 11'08 (3.58m x 3.56m)
UPVC double glazed window, radiator, loft access.

BEDROOM 3

11'09 x 11'04 (3.58m x 3.45m)
UPVC double glazed window, feature fireplace, storage cupboard.

BEDROOM 4

10'09 x 8'04 (3.28m x 2.54m)
UPVC double glazed window, radiator, storage cupboard, feature fireplace.

SHOWER ROOM

8'03 x 6'06 (2.51m x 1.98m)
Pedestal sink, W.C., walk in shower with glass sliding screen, UPVC double glazed window, heated towel rail, tiled walls, tiled flooring.

OUTSIDE

The property is accessed through double gates leading to a tarmac driveway, with an additional pedestrian gate and pathway guiding you to the front door.

A wall runs along the side of the property, separating it from the road, with a border featuring attractive flowers and mature shrubs.

There is a gravel area providing additional off-road parking, and the driveway continues to a detached garage.

DETACHED GARAGE

20'00 x 11'04 (6.10m x 3.45m)
Two wooden doors, power and lighting, personal side door to garden.

The rear of the property is enclosed by fencing for privacy. It features a decking area with space for seating, a lawn surrounded by well stocked flower borders, and a pathway leading to a patio area with additional seating space.

Beyond this, a further lawn is bordered by bushes and fences, which leads to an area currently used to house chickens.

SERVICES

Mains Water, Electricity and Drainage. Oil Fired Central Heating.

WATER RATES

Severn Trent - Rates TBC

LOCAL AUTHORITY

Council Tax Band: D
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 T junction in Lydney with Tesco being opposite, turn right and follow the road into Alvington. The property can be found on the left hand side after passing The Globe Inn on your right.

PROPERTY SURVEYS

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