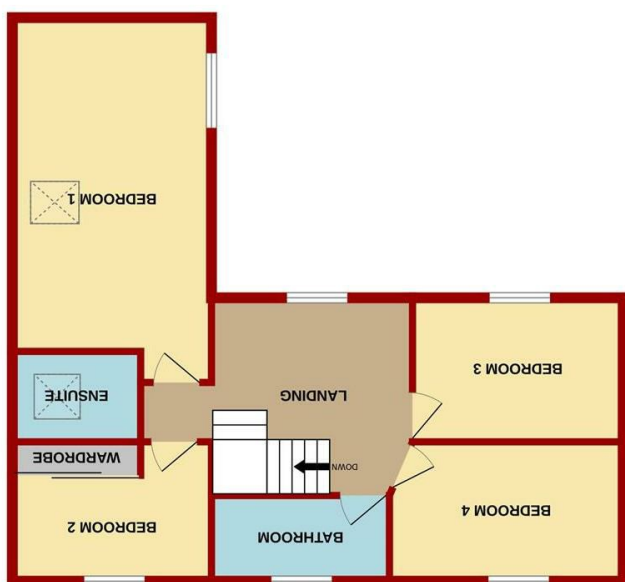
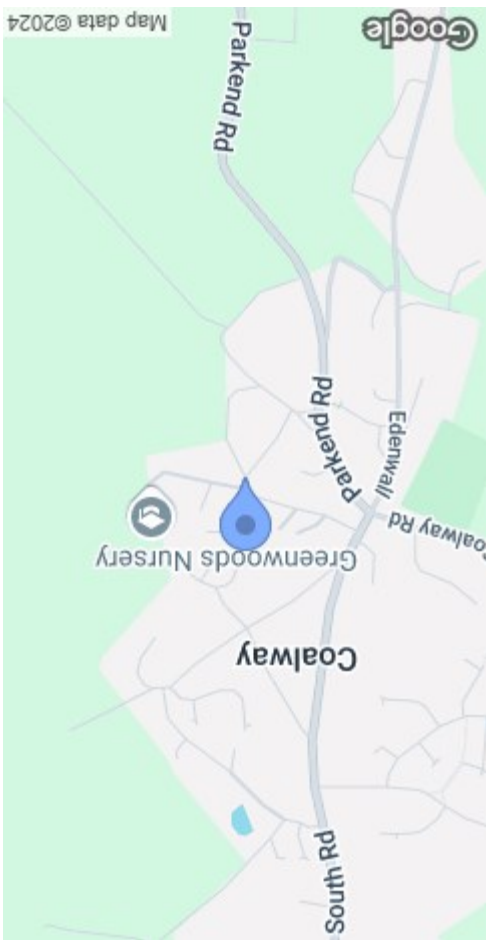




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environment Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>33-47 kWh/m² (low energy 2020)</td></tr> <tr><td>B</td><td>48-62 kWh/m²</td></tr> <tr><td>C</td><td>63-77 kWh/m²</td></tr> <tr><td>D</td><td>78-92 kWh/m²</td></tr> <tr><td>E</td><td>93-107 kWh/m²</td></tr> <tr><td>F</td><td>108-122 kWh/m²</td></tr> <tr><td>G</td><td>123-150 kWh/m² (high energy 2020)</td></tr> </table>	A	33-47 kWh/m ² (low energy 2020)	B	48-62 kWh/m ²	C	63-77 kWh/m ²	D	78-92 kWh/m ²	E	93-107 kWh/m ²	F	108-122 kWh/m ²	G	123-150 kWh/m ² (high energy 2020)	<table border="1"> <tr><td>A</td><td>10-30 g/kWh</td></tr> <tr><td>B</td><td>31-45 g/kWh</td></tr> <tr><td>C</td><td>46-60 g/kWh</td></tr> <tr><td>D</td><td>61-75 g/kWh</td></tr> <tr><td>E</td><td>76-90 g/kWh</td></tr> <tr><td>F</td><td>91-105 g/kWh</td></tr> <tr><td>G</td><td>106-120 g/kWh</td></tr> </table>	A	10-30 g/kWh	B	31-45 g/kWh	C	46-60 g/kWh	D	61-75 g/kWh	E	76-90 g/kWh	F	91-105 g/kWh	G	106-120 g/kWh
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Clements Cottage Prosper Lane
 Coalway, Coleford GL16 7JP

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£475,000

This enchanting four-bedroom detached cottage, nestled in the sought-after Coalway area just a 'stones throw' from miles of open woodland walks and situated on a single track quiet lane, originally dating back to the 1800s, offers approximately 1,600 sq ft of exquisite living space that seamlessly combines modern comforts with classic cottage charm.

On the ground floor, you'll find a beautiful kitchen/dining room with a further impressive 32-foot open-plan lounge/playroom along with a stunning sun room that can be used all year around, perfect for both relaxing and entertaining. Upstairs, the property boasts four spacious double bedrooms, including a master suite complete with a newly upgraded en-suite bathroom.

Outside, there is ample parking available, complemented by a large double garage that presents an exciting opportunity for conversion into additional living space, subject to obtaining relevant planning permissions.



Property is accessed via partly glazed UPVC oak style door into:

ENTRANCE HALLWAY

9'08 x 9'06 (2.95m x 2.90m)

Stairs to first floor landing, under stairs storage space, radiator, door giving access into:

CLOAKROOM

7'04 x 5'04 (2.24m x 1.63m)

Rear aspect double glazed UPVC frosted oak style window, double doors giving access into storage space, close couple W.C, sink with tap over, radiator, extractor fan.

KITCHEN/ DINER

12'09 x 15'05 (3.89m x 4.70m)

Front, side and rear aspect double glazed UPVC oak style windows, range of wall, drawer and base mounted unit, space for under counter fridge/ freezer, built in oven, built in four gas ring hob with extractor fan over, washing machine, one and a half stainless steel drainer unit with tap over, radiator, power points, inset ceiling spotlights, Worcester combination boiler.

LOUNGE

10'10 x 19'11 (3.30m x 6.07m)

Side aspect double glazed UPVC oak style window, feature exposed ceiling beams, feature fireplace with wood burner inset, power points, TV points. Opening giving access into:

PLAY ROOM

10'08 x 11'02 (3.25m x 3.40m)

Radiator and power points, feature exposed ceiling beams, Opening giving access into:

SUN ROOM

11'06 x 13'11 (3.51m x 4.24m)

Rear and side aspect double glazed UPVC oak style windows, radiator, power points, inset ceiling spotlights, patio door giving access out to a patio area.

From the entrance hallway, stairs to first floor landing.

LANDING

Loft access space, front aspect double glazed UPVC oak style window, radiator, power points. Thumb latched doors giving access into all rooms.

BATHROOM

9'08 x 5'07 (2.95m x 1.70m)

Rear aspect double glazed UPVC oak style window, panelled bath with taps over and a shower attachment above, sink with tap over, close couple W.C, extractor fan, radiator, shaving points, inset ceiling spotlights.

BEDROOM ONE

15'06 x 10'07 (4.72m x 3.23m)

Side aspect double glazed UPVC oak style window, feature fireplace, radiator, power points, TV point, built in wardrobe space, inset ceiling spotlights, side aspect wooden Velux window. Door giving access into:

EN SUITE

5'11 x 7'00 (1.80m x 2.13m)

Side aspect wooden Velux window, vanity wash hand basin unit with tap over, touch mirror, close couple W.C, extractor fan, heated towel rail, walk in shower with a rainfall and handheld shower attachment which runs off the mains, inset ceiling spotlights.

BEDROOM TWO

10'06 x 12'06 (3.20m x 3.81m)

Rear aspect double glazed UPVC oak style window, radiator, power points, built in wardrobe space.

BEDROOM THREE

7'07 x 12'11 (2.31m x 3.94m)

Front aspect double glazed UPVC oak style window, radiator, power points.

BEDROOM FOUR

7'06 x 12'11 (2.29m x 3.94m)

Rear aspect double glazed UPVC oak style window, radiator, power points.

OUTSIDE

The front of the property has parking for several cars, double gates that lead into a large driveway with a turning circle. The garden has a patio area and leads down to a laid to lawn area, summer house, steps to turning circle driveway also leading to a double garage.

DOUBLE GARAGE/POTENTIAL ANNEXE

19'9 x 18'11 (6.02m x 5.77m)

Accessed via two over manual up and over doors, power and lighting, space above. Creates opportunity for conversion into additional living space, subject to obtaining relevant planning permissions.

SERVICES

Mains Water, Electricity, Drainage. Gas heating.

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.

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 our Coleford office turn right at the traffic lights signposted Lydney/Chepstow, proceed along for a short distance turning left into Lords Hill. Continue until you reach Coalway School taking the next left past Morrisons Daily, then taking an immediate right, continue along this road and then make a right turn continuing on to Prosper Lane and then an immediate right. Bare right where the property can be found on the right hand side 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)

