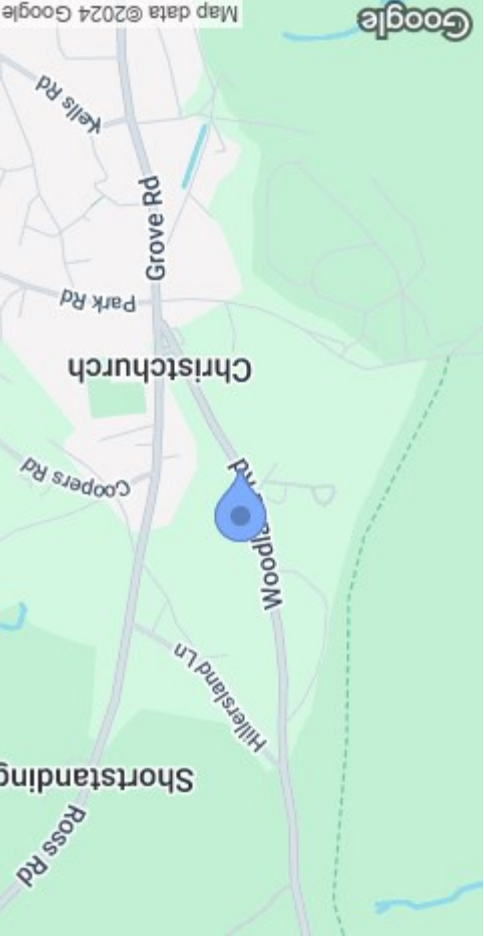




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 | Environmental Impact (CO ₂) Rating |
|-------------------------------------|---|
| <p>Energy Efficiency Rating: 72</p> | <p>Environmental Impact (CO₂) Rating: 64</p> |



Oakwood, Woodland Road
 Christchurch, Coleford GL16 7NR



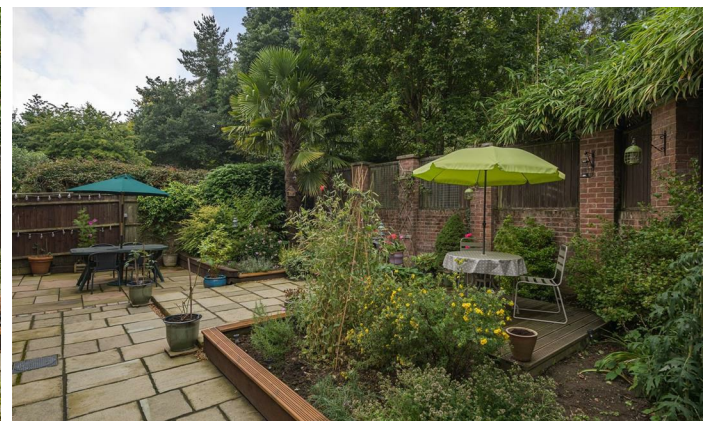
STEVE GOOCH
 ESTATE AGENTS | EST 1985

£525,000

AN INCREDIBLY SPACIOUS FIVE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME BEING ARRANGED OVER THREE FLOORS HAVING VERSATILE ACCOMMODATION THROUGHOUT. THE PROPERTY IS FOR ONE WHO WANTS AN ABUNDANCE OF SPACE AND IS CLOSE TO MANY FOREST WALKS AND LOCAL AMENITIES.

Christchurch is one of the most westerly villages in the Forest, sitting above the Wye Valley just a short distance from the spectacular views at Symond's Yat. Local amenities include a church, public house and shop.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Approached via door into:

ENTRANCE HALL

Tiled flooring, underfloor heating, doors into:

CLOAKROOM

WC, wash hand basin, underfloor heating.

LOUNGE

16'04 x 12'09 (4.98m x 3.89m)

Front aspect upvc double glazed window, feature fireplace, tiled flooring, underfloor heating, double doors into:

DINING ROOM

17'0 x 9'04 (5.18m x 2.84m)

Upvc double glazed patio doors to garden, tiled flooring, underfloor heating, walk-in store cupboard, door into inner rear hallway.

INNER REAR HALLWAY

Oak staircase to the first floor, inset ceiling spot lights, understairs cupboard, tiled flooring, underfloor heating. Doors into Dining Room, Kitchen/Breakfast Room, Utility Room.

KITCHEN/BREAKFAST ROOM

20'05 x 12'10 (6.22m x 3.91m)

Fitted kitchen with base, wall and drawer units with solid oak doors, granite worktops, Miele appliances including integrated microwave, dishwasher, oven, steam oven, induction hob, front aspect upvc double glazed window, underfloor heating, space for table and chairs.

UTILITY ROOM

Space for washing machine and tumble dryer, base and wall units, worktop, stainless sink unit, upvc double glazed door to rear garden, underfloor heating, side aspect upvc double glazed window, wall mounted gas boiler.

FIRST FLOOR LANDING

Oak staircase to second floor landing, underfloor heating, rear aspect upvc double glazed feature window, doors into:

BEDROOM ONE

20'0 x 12'0 (6.10m x 3.66m)

Front aspect upvc double glazed window, underfloor heating, built-in wardrobes.

EN-SUITE SHOWER ROOM

Shower cubicle with shower over, wash hand basin, WC, towel rail.

BEDROOM TWO

13'11 x 9'08 (4.24m x 2.95m)

Front aspect upvc double glazed window, underfloor heating, door into:

EN-SUITE SHOWER ROOM

Corner shower cubicle with shower over, WC, wash hand basin, underfloor heating.

BEDROOM THREE

Front aspect upvc double glazed window, underfloor heating.

BEDROOM FOUR

9'01 x 8'0 (2.77m x 2.44m)

Rear aspect upvc double glazed window, built-in wardrobe, underfloor heating.

BATHROOM

Bath, wash hand basin, WC, underfloor heating.

SECOND FLOOR LANDING

BEDROOM FIVE

Open plan area benefiting with further en-suite, underfloor heating, Velux, door into:

EN-SUITE SHOWER ROOM

Walk-in shower, WC, wash hand basin.

OUTSIDE

Wooden gates give access to a paved parking area to the front of the property leading to detached double garage. The property has enough parking for boat/caravan/motorhome, path to the front door with various mature shrub areas. The rear garden offers various seating and entertaining areas with a patio and decking areas, various borders including shrubs, flowers, trees and bushes. Enclosed by fencing and walling surround.

DETACHED GARAGES

Up and over door, central vacuum system, access to vaulted roof space, power and lighting, personal door leading into the next garage. The next garage has window to side elevation, up and over door, power and lighting.

SERVICES

Mains electric, mains gas, mains water and drainage.

WATER RATES

TBC

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 down to the traffic lights turning left onto Bank Street taking the second turning right signposted to Berry Hill. Proceed up to the cross roads continuing straight over onto Grove Road. Continue along here for approximately 3/4 of a mile turning left signposted to Symonds Yat where the property can be found after a short distance 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)

