



**Old Station House, 1 Church View Woodland**  
**Christchurch, Coleford GL16 7NR**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

**£499,950**

Experience the perfect blend of modern living and family comfort in this stunning four-double-bedroom detached home, ideally situated in the popular village of Christchurch. The property offers a beautifully designed, bespoke kitchen, a gorgeous lounge warmed by a large wood burner, an expansive garden, and a convenient garage, all being sold with no onward chain.

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, shop and the popular Forest Holidays which has a café that's open to the public.

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.





The property is accessed via a double glazed frosted composite door into:

#### ENTRANCE HALLWAY

Stairs lead to the first floor, under stairs storage cupboard, radiator, power points, karndean flooring. Door into:

#### LOUNGE

18'07 x 12'07 (5.66m x 3.84m)

Feature fireplace with wood burner inset and tiled hearth, radiators, karndean flooring, power points, telephone point, rear aspect upvc double glazed window. Rear aspect upvc French doors leading out to the garden.

#### OFFICE/STUDY

9'02 x 8'05 (2.79m x 2.57m)

Radiator, power points, telephone point, karndean flooring, front aspect upvc double glazed window.

#### CLOAKROOM

4'01 x 6'01 (1.24m x 1.85m)

Close coupled W.C, pedestal wash hand basin, radiator, partly tiled walls, karndean flooring, side aspect frosted upvc double glazed window.

#### KITCHEN/DINER

16'02 x 13'01 (4.93m x 3.99m)

Range of fitted bespoke wall, base and drawer mounted soft closing units, two built in electric ovens, one with integrated microwave, integrated induction hob, integrated dishwasher, built in fridge, stainless steel single drainer sink unit with hot and cold taps over and boiling FRANKIE water tap, power points, island unit with space for stools underneath, radiator, karndean flooring, rear aspect double glazed window. Opening into:

#### DINING ROOM

12'10 x 9'04 (3.91m x 2.84m)

Space for dining table and chairs, radiator, power points, Karndean flooring, front aspect upvc double glazed window.

FROM THE KITCHEN, STABLE DOOR LEADS TO THE:-

#### UTILITY ROOM

8'01 x 5'01 (2.46m x 1.55m)

Range of fitted wall, base and drawer mounted units, single drainer sink unit with mixer tap over, radiator, karndean flooring, door into the garage. Double glazed frosted door leading out to the garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

#### LANDING

Access to loft space, airing cupboard housing the hot water tank and shelving, front aspect upvc double glazed window. Door into:

#### BEDROOM ONE

11'01 x 13'05 (3.38m x 4.09m)

Radiator, power points, telephone point, USB points, rear aspect upvc double glazed windows.

#### DRESSING AREA

13'04 x 8'02 (4.06m x 2.49m)

Range of fitted wardrobes with hanging rails and shelving, radiator, power points, front aspect upvc double glazed window. Door into:

#### ENSUITE SHOWER ROOM

8'01 x 5'11 (2.46m x 1.80m)

Close coupled W.C, corner shower cubicle with tiled surrounds, pedestal wash hand basin, rear aspect upvc double glazed frosted window.

#### BEDROOM TWO

11'08 x 9'11 (3.56m x 3.02m)

Power points, radiator, USB points, built in wardrobe, front aspect upvc double glazed window.

#### BEDROOM THREE

13'03 x 10'00 (4.04m x 3.05m)

Power points, radiator, telephone point, TV point, fitted wardrobe with hanging rail and shelving, rear aspect upvc double glazed window.

#### BEDROOM FOUR

9'02 x 9'02 (2.79m x 2.79m)

Radiator, power points, built in wardrobe with hanging and shelving options, rear aspect upvc double glazed window.

#### BATHROOM

8'00 x 11'00 (2.44m x 3.35m)

Close coupled W.C, single shower cubicle with rainfall shower attachment overhead and hand held shower attachment, panelled bath, pedestal wash hand basin, tiled walls, tiled flooring, front aspect upvc double glazed window.

#### OUTSIDE

To the front of property a driveway gives ample off road parking which in turn leads to the garage, pathway leading to the front door. One can also find a lawned area having borders. All enclosed by fencing and walling surround,

#### GARAGE

7'11 x 17'08 (2.41m x 5.38m)

Accessed via an up and door, power points, wall mounted gas fired central heating boiler, lighting.

#### REAR GARDEN

The rear garden is mostly laid to lawn having various borders with mature trees, shrubs and bushes, patio/seating area, wood store, all enclosed by fencing surround. The property also enjoys a raised decking area with veranda that has lighting, velux sky lights.

#### SERVICES

Mains water, mains gas, mains electric, mains drainage.

#### WATER RATES

Severn Trent - rates to be advised.

#### LOCAL AUTHORITY

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

#### TENURE

Freehold.

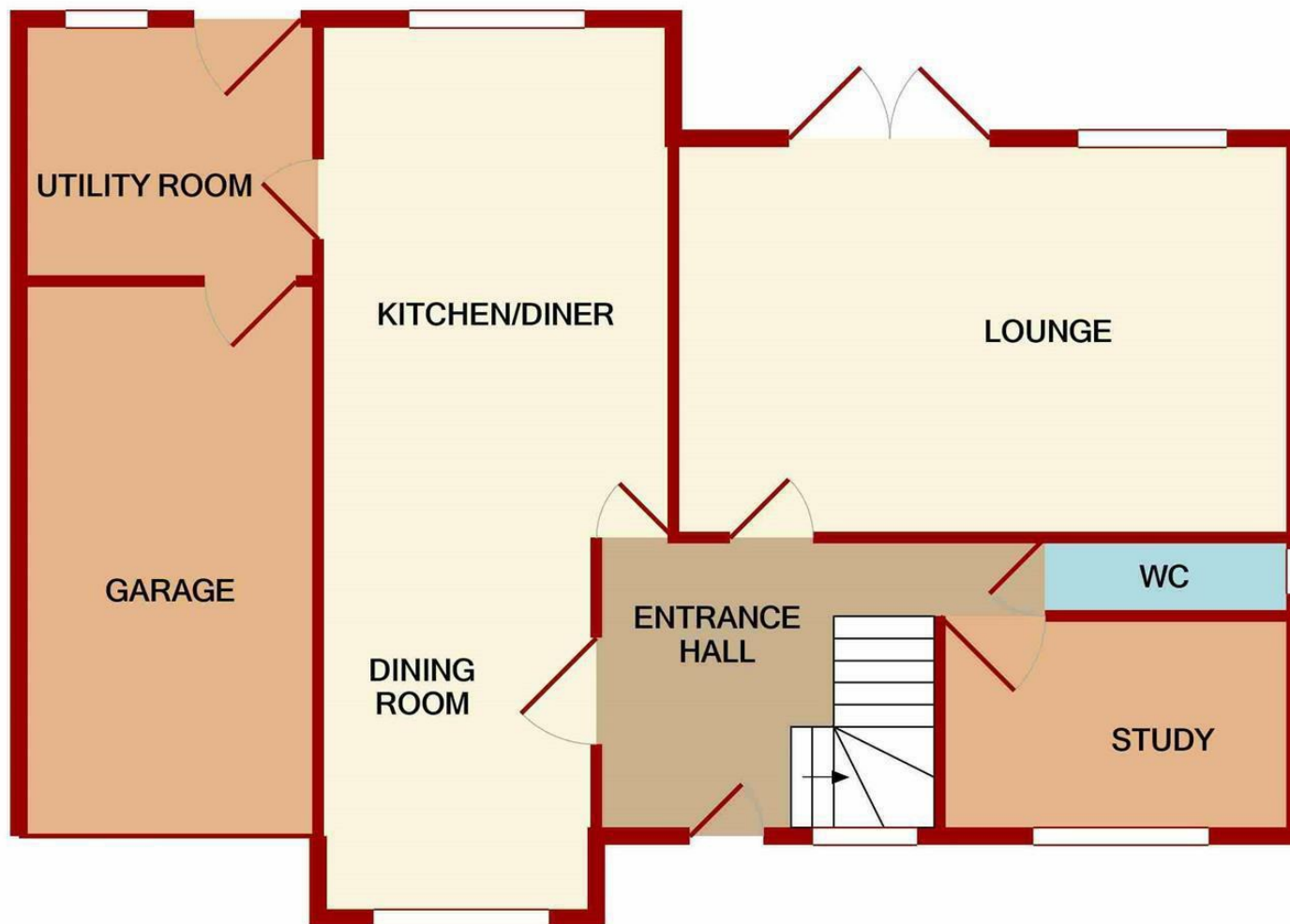
#### VIEWINGS

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.

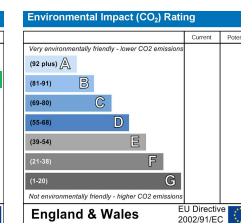
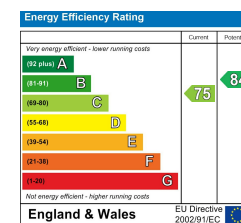
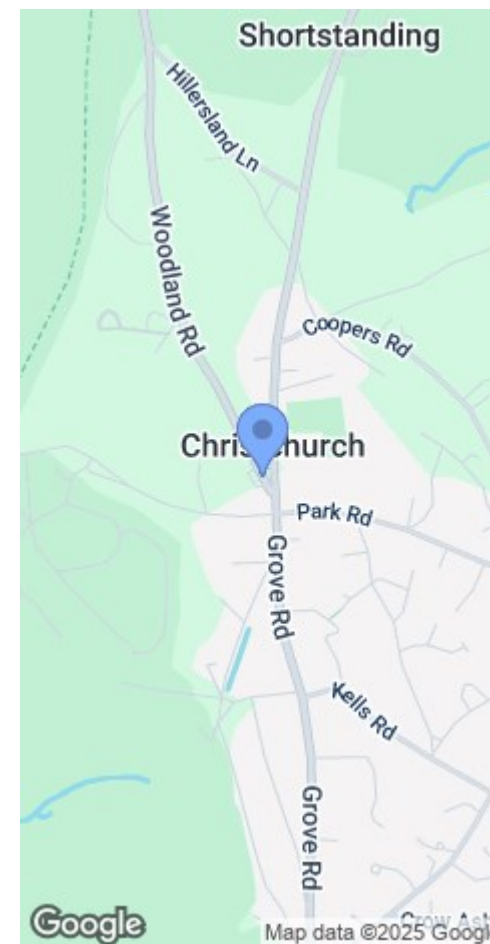
#### PROPERTY SURVEYS

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





GROUND FLOOR



#### 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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