



**Woodside House Parkend Walk**  
Coalway, Coleford GL16 7JR



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Woodside House Parkend Walk

## Coalway, Coleford GL16 7JR

£475,000

Set on a QUIET lane, this SPACIOUS four-bedroom DETACHED cottage is full of CHARACTER and CHARM. It features a STYLISH KITCHEN/DINER, two MODERN SHOWER ROOMS, and BRIGHT, INVITING living spaces. The WRAPAROUND MATURE GARDENS offer STUNNING views of the surrounding WOODLAND, creating a PEACEFUL retreat. A DETACHED DOUBLE GARAGE with SOLAR PANELS adds extra CONVENIENCE and EFFICIENCY.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public House, Post Office, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford 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.





The property is accessed via a partly upvc double glazed door into:

### **ENTRANCE PORCH**

**6'05 x 5'08 (1.96m x 1.73m)**

Side and front aspect upvc double glazed windows. Partly glazed upvc double glazed door into:

### **ENTRANCE HALLWAY**

**10'11 x 4'06 (3.33m x 1.37m)**

Radiator, power points. Partly glazed wooden door into:

### **LIVING ROOM**

**20'01 x 13'11 (6.12m x 4.24m)**

Radiators, power points, feature fireplace with inset gas fire, TV points, built in storage cupboards and book shelves, front and side aspect upvc double glazed windows.

### **KITCHEN/DINER**

**21'08 x 11'04 (6.60m x 3.45m)**

### **KITCHEN AREA**

Range of base, wall and drawer mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap over, range cooker, extractor fan above, space for washing machine, dishwasher, fridge and freezer, power points, appliance points, feature ceiling beams, rear aspect upvc double glazed windows.

### **DINING AREA**

Radiator, power points, feature panelling, front and side aspect upvc double glazed windows.

### **HALLWAY**

Stairs lead to the first floor, tiled flooring, understairs storage cupboard.

### **Rear Hall**

**8'11 x 4'09 (2.72m x 1.45m)**

Radiator, power points, rear aspect upvc double glazed frosted window. Door into:







## **SHOWER ROOM**

**7'06 x 2'10 (2.29m x 0.86m)**

W.C, vanity wash hand basin with tiled splashback, heated towel rail, shower enclosure with electric shower attachment and tiled surround.

FROM THE HALLWAY, STAIRS LEAD TO A HALF LANDING WITH REAR ASPECT UPVC DOUBLE GLAZED WINDOW AND VELUX ROOFLIGHT, THEN CONTINUE TO THE MAIN LANDING.

## **LANDING**

Power points. Door into:

## **BEDROOM 1**

**13'09 x 11'06 (4.19m x 3.51m)**

Radiator, power points, built in wardrobes, front and side aspect upvc double glazed windows.

## **BEDROOM 2**

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

Radiator, power points, coving, built in shelving, front aspect upvc double glazed window.

## **BEDROOM 3**

**12'10 x 7'08 (3.91m x 2.34m)**

Radiator, power points, coving, front aspect upvc double glazed window, access to loft space.

## **BEDROOM 4**

**9'00 x 8'00 (2.74m x 2.44m)**

Radiator, power points, built in storage cupboard and bookshelves, Velux rooflight.

## **SHOWER ROOM**

Corner shower enclosure with mains shower attachment, vanity wash hand basin, W.C, storage cupboard, heated towel rail, partly tiled walls, airing cupboard housing the combi boiler, side aspect upvc double glazed frosted window.



## OUTSIDE

At the front of the property, wooden gates open onto a spacious stone-chipped driveway, offering off-road parking for up to four cars.

The front garden is beautifully framed by mature borders and features a charming apple tree. The driveway extends around the property, leading to a generously sized double garage.

## DOUBLE GARAGE

22'01 x 16'09 (6.73m x 5.11m)

Power and lighting, electric doors, and personal door, solar panels.

## REAR GARDEN

The rear garden is predominantly laid to lawn, complemented by a dedicated vegetable plot and an array of fruit-bearing plants, including pear, plum, raspberry, blackberry, blackcurrant, gooseberry, and rhubarb. A tool shed. Fully enclosed by fencing and mature hedging, the garden offers both privacy and a lush, green retreat.

## SERVICES

Mains water, mains electricity, mains drainage, mains gas.

## AGENTS NOTE

The property owns solar panels which bring in an average income of approx. £600 per annum.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

To be advised.







## LOCAL AUTHORITY

Council Tax Band: D  
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.

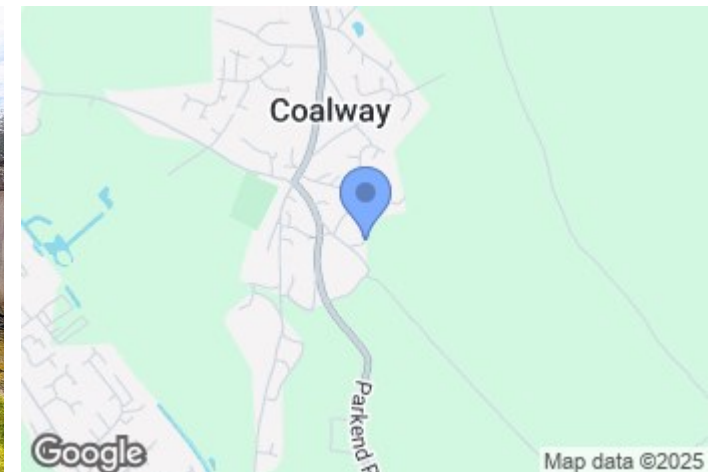
## DIRECTIONS

From Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Proceed along bearing left onto Lords Hill and continue along passing Bells Golf Course on your right. Continue to the top of the road bearing left onto Parkend Walk and then follow the road to the left where the property can be found on the left hand side opposite the woodland.

what3words ///unafraid.beakers.umbrellas

## PROPERTY SURVEYS

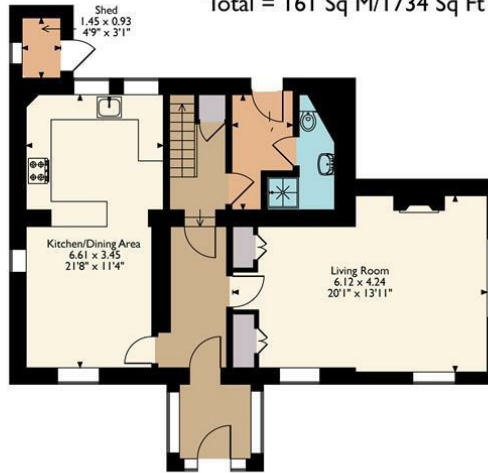
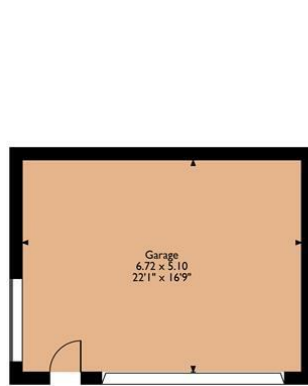
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



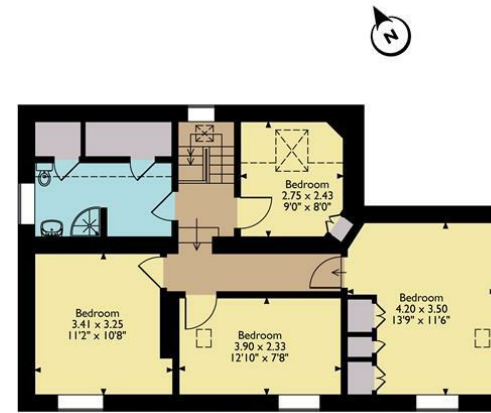


Woodside House, Parkend Walk, Coalway, Coleford, Gloucestershire

Approximate Gross Internal Area  
 Main House = 125 Sq M/1346 Sq Ft  
 Garage = 34 Sq M/366 Sq Ft  
 Outbuilding = 2 Sq M/22 Sq Ft  
 Total = 161 Sq M/1734 Sq Ft



Ground Floor

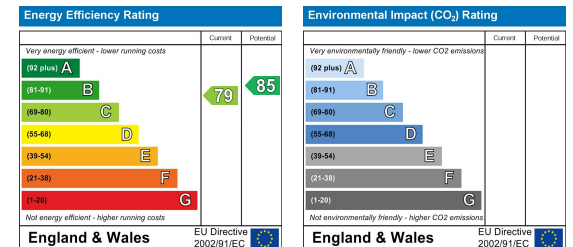


First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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