



Woodland Cottage, 5 Brummels Drive
Christchurch GL16 7AY



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£575,000

Exquisitely presented three-bedroom detached family home, complemented by a delightful one-bedroom attached annexe, situated in a highly desirable location, just a stone's throw from stunning woodland. With ample off-road parking and stunningly maintained gardens, this property provides the ideal outdoor oasis with tranquil views.

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 Symonds'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, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



The property is accessed via a frosted upvc double glazed door with frosted upvc double glazed side panels into:

ENTRANCE HALL

Solid wooden flooring, power points, radiator, sliding double doors giving access to a large storage cupboard with hanging space and shelving, stairs to the first floor, original front aspect frosted leaded light window. Wooden door to:

LOUNGE

18'05 x 12'93 (5.61m x 3.66m)

Wood burner on a tiled hearth with a decorative brick surround and wood mantle over, power points, TV point, two radiators, coving, feature alcove with shelving, front aspect upvc double glazed leaded light window. Opening through to:

OFFICE AREA

7'06 x 6'08 (2.29m x 2.03m)

Coving, exposed beam, rear aspect upvc double glazed window. Original leaded light steel doors to:

DINING ROOM

12'09 x 12'05 (3.89m x 3.78m)

Vaulted ceiling, exposed beams, radiator, power points, dual aspect leaded light windows overlooking the rear garden, double glazed leaded light doors giving access onto the rear patio area.

KITCHEN

24'09 x 12'08 (7.54m x 3.86m)

Quality fitted bespoke kitchen comprising range of base, wall and drawer mounted units, solid wooden worktops, one and a half bowl single drainer sink unit with mixer tap over, built in dishwasher, fridge and freezer, 'Rangemaster' cooker with five ring gas hob and extractor fan above, appliance points, power points, telephone point, television point, tiled flooring, underfloor heating, space for large table, inset ceiling lights, wooden door giving access into cupboard housing the gas fired combination boiler providing heating for the cottage, further wooden door giving access into understairs storage space, front aspect upvc double glazed leaded light window overlooking the front garden, side aspect upvc double glazed leaded light window, rear aspect upvc double glazed double leaded light doors giving access to the rear decking area having a superb outlook.

SECOND ENTRANCE HALLWAY

Accessed via a upvc frosted double glazed door with a frosted upvc double glazed window, tiled flooring, radiator, double wooden doors giving access into storage cupboard with hanging space and shelving. Wooden door to:





UTILITY ROOM

Base and wall mounted units, single bowl single drainer sink unit with taps over, plumbing for washing machine, space for tumble dryer, radiator, power points, tiled flooring, rear aspect frosted leaded light door giving access to the rear garden.

DOWNSTAIRS W.C

Low level W.C, pedestal wash hand basin, radiator, rear aspect frosted leaded light upvc double glazed window.

FROM THE ENTRANCE HALL OF THE MAIN COTTAGE, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Power points, access to loft space, radiator. Door to:

BEDROOM 1

15'05 x 13'00 (4.70m x 3.96m)

(L shaped) Exposed beam, power points, radiator, three built in double wardrobes, front aspect upvc double glazed leaded light windows, side aspect upvc double glazed leaded light window. Wooden door to:

EN SUITE

Shower cubicle with shower head inset and fully tiled walls, low level W.C, wall mounted wash hand basin with a tiled splash back, radiator, TV point.

BEDROOM 2

15'04 x 9'09 (4.67m x 2.97m)

Two built in double wardrobes with hanging space and shelving, radiator, power points, vanity wash hand basin with cupboards below, front and side aspect upvc double glazed leaded light windows.

BEDROOM 3

9'05 x 5'07 (2.87m x 1.70m)

Radiator, power points, two front aspect upvc double glazed leaded light windows.

BATHROOM

Suite comprising bath with shower attachment over, wall mounted wash hand basin, low level W.C, wall mounted heated towel rail, tiled flooring, tiled splashbacks, three rear aspect upvc double glazed leaded light windows.

ANNEXE

Accessed via wooden door from second entrance hall, access to loft space. Opening through to:

LOUNGE

10'08 x 10'08 (3.25m x 3.25m)

TV point, power points, radiator, front aspect upvc double glazed leaded light windows. Opening through to:

KITCHEN

7'04 x 7'02 (2.24m x 2.18m)

Well presented kitchen comprising base, wall and drawer mounted units, rolled edge worktops, single bowl single drainer sink unit with taps over, appliance points, power points, space for fridge, space for cooker, extractor fan, radiator, tiled flooring, front aspect upvc double glazed leaded light window.

BEDROOM

12'04 x 9'01 (3.76m x 2.77m)

Radiator, power points, rear aspect upvc double glazed leaded light window. Wooden door to:

EN SUITE

Panelled bath with shower attachment over, low level W.C, pedestal wash hand basin, tiled flooring, partly tiled walls, extractor fan, radiator, rear aspect frosted upvc double glazed leaded light window.

OUTSIDE

Gates open onto the driveway providing off road parking for several vehicles.

The front garden is beautifully maintained and consists of mature flower borders, trees, bushes and shrubs and a gravelled pathway leading to both entrances to the property.

Access to the superbly maintained rear can be gained via either side of the property and comprises lawned areas, flower borders, trees, bushes and shrubs, steps leading to decked area enjoying fabulous woodland views and outside tap, all enclosed by hedging and fencing.

SERVICES

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

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

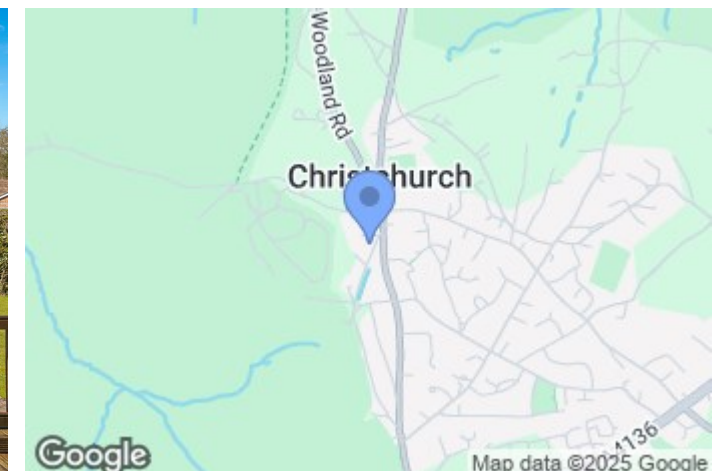
What3Words: fumes.otter.busy

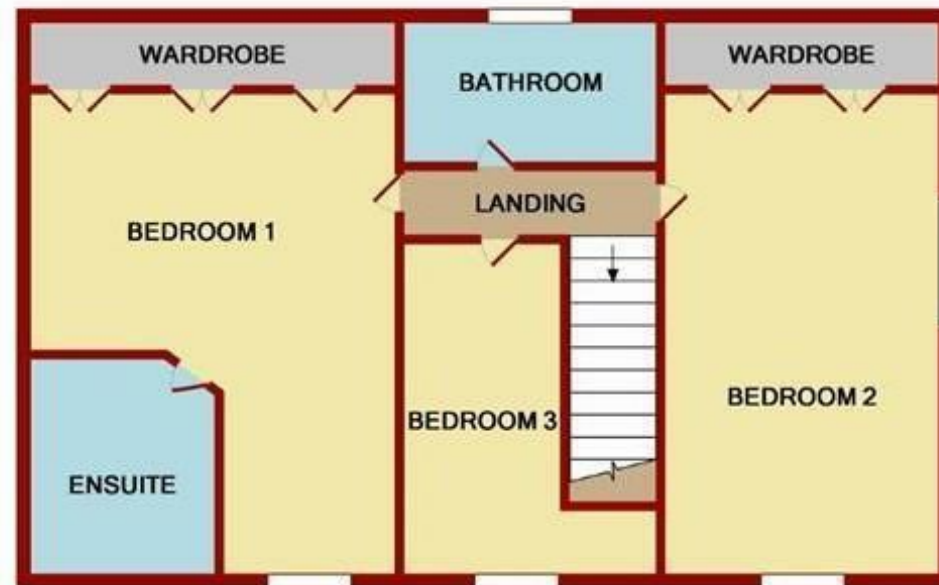
PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





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			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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