



7 Wellmeadow  
Staunton, Coleford GL16 8PQ

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## 7 Wellmeadow

£550,000

Staunton, Coleford GL16 8PQ

**POSITIONED** in a **SOUGHT-AFTER, TRANQUIL LOCATION**, this **SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOME** boasts a **STUNNING EXTENSION** with **BIFOLD DOORS OPENING ONTO THE GARDEN**, creating the perfect space for **INDOOR-OUTDOOR LIVING**.

Additional highlights include **TWO CHARMING LOG BURNERS**, a **BRAND-NEW BATHROOM AND EN-SUITE**, a **DOUBLE GARAGE**, and **GENEROUS GARDENS BACKING ONTO SERENE WOODLAND**, offering both **PRIVACY** and **PICTURESQUE VIEWS**.

The accommodation comprises **ENTRANCE HALL**, **WET ROOM**, **DINING ROOM**, **LIVING ROOM**, **LOUNGE**, **CONSERVATORY**, **KITCHEN** and **OUTER HALL**. Whilst to the first **FLOOR FOUR BEDROOMS**, **MASTER** with **EN SUITE** and **FAMILY BATHROOM**.



## LOCATION

The delightful village of Staunton lies on the border of England and Wales and has a local church and pub/restaurant. It's situated approximately 4 miles away from Monmouth town centre and approximately 3 miles away from Coleford Town Centre.

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

Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. Facilities include various clothes shops, banks, supermarkets, restaurants, schools and regular bus services.

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

## ENTRANCE HALL

**13'07 x 7'09 (4.14m x 2.36m)**

Power points, Amtico laminate flooring, under stairs cupboard. Door into:

## KITCHEN

**17'01 x 9'08 (5.21m x 2.95m)**

Recently re-fitted kitchen with a range of base, wall and draw mounted units. One and a half bowl, single drainer ceramic sink unit with mixer tap above, integrated appliances to include: fridge, oven, hob, dishwasher and washing machine. Inset ceiling spotlights and rear aspect upvc windows. Opening leading to:

## LIVING ROOM

**17'02 x 12'05 (5.23m x 3.78m)**

Recently built extension filled with natural light from a variety of windows and doors. Power points, electric under floor heating, log burner, double doors and bifold doors into the rear garden.

## DINING ROOM

**16'11 x 9'00 (5.16m x 2.74m)**

Power points, radiator, Amtico laminate flooring, front aspect upvc double glazed window.







## LOUNGE

**23'10 x 12'10 (7.26m x 3.91m)**

Feature brick chimney breast, power points, TV point, radiator, front aspect upvc double glazed window. Upvc sliding doors into:

## CONSERVATORY

**12'00 x 9'07 (3.66m x 2.92m)**

Fully glazed construction, tiled floor, rear upvc double glazed door leading out to the garden.

## WET ROOM

Electric shower, heated towel rail, close coupled W.C, wash hand basin, front aspect upvc frosted glazed window.

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

## LANDING

Power point, access to loft space, airing cupboard. Door into:

## BEDROOM 1

**13'00 maximum x 14'06 (3.96m maximum x 4.42m)**

Built in wardrobes, radiator, power points, front aspect upvc double glazed window. Door into:

## EN SUITE

**6'08 x 4'08 (2.03m x 1.42m)**

Close coupled W.C, shower cubicle, vanity wash hand basin, front aspect upvc double glazed window.

## BEDROOM 2

**12'03 x 10'03 (3.73m x 3.12m)**

Built in wardrobes, radiator, power points, rear aspect upvc double glazed window.

## BEDROOM 3

**13'06 x 7'03 (4.11m x 2.21m)**

Built in wardrobes, radiator, power points, front aspect upvc double glazed window

## BEDROOM 4

**9'00 x 12'11 (2.74m x 3.94m)**

Built in storage cupboard, radiator, power points, rear aspect upvc double glazed window.





## **FAMILY BATHROOM**

Brand new refitted bathroom will have a white suite comprising of a panelled bath with shower over, W.C, wash hand basin, rear aspect upvc frosted glazed window.

## **OUTSIDE**

Off road parking for two vehicles which in turn leads to the garage, lawned area with various shrubs, Access to the side of the property leading to the rear.

## **REAR GARDEN**

Mostly laid to lawn with a patio seating area, mature shrubs and planting, all enjoying the stunning backdrop of the adjoining woodland. There is gated access directly in to the woods.

## **DOUBLE GARAGE**

**19'04 x 16'04 (5.89m x 4.98m)**

Accessed via electric up and over door, power and lighting.

## **AGENTS NOTE**

A part of the garden is currently rented from the Forestry Commission for £185 per year. There is an option to purchase this land.

## **SERVICES**

Mains water, mains drainage, mains electric, oil, underfloor heating in extension.

## **WATER 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

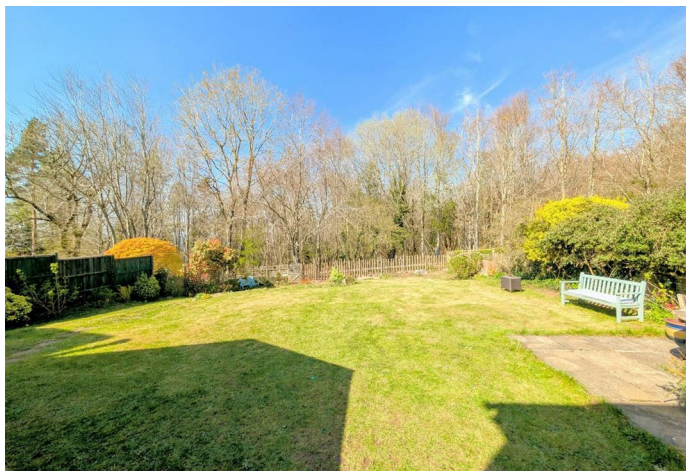
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From the Coleford office proceed down to the traffic lights turning left onto the Staunton Road, continue until reaching the T junction where you need to turn left sign posted to Staunton. Proceed down into the village baring around to the left and then right and left again, after a short distance take the tuning into Well Meadow, follow the road around to left hand side where the property can be found on the right hand side via our for sale board.

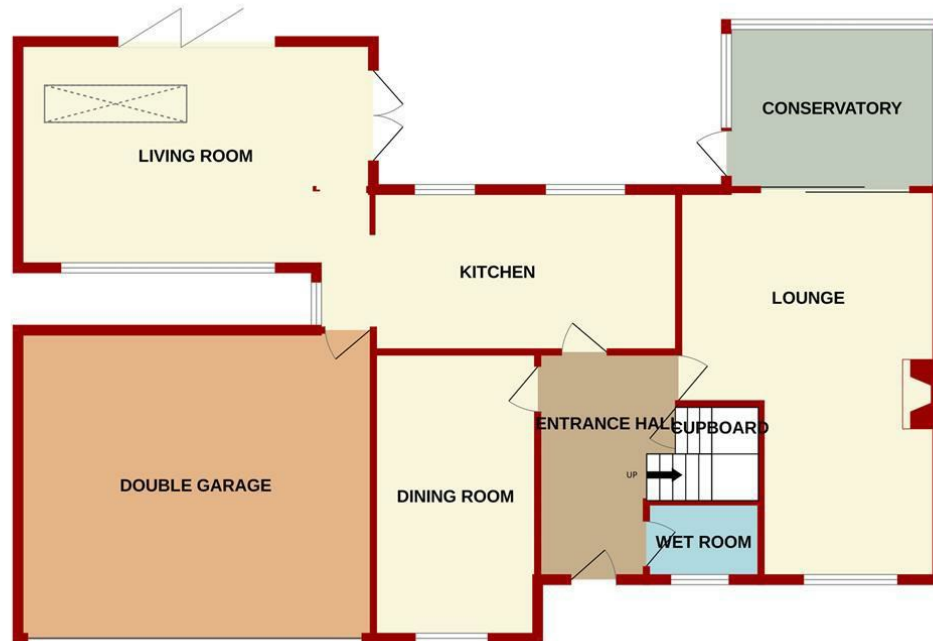
## PROPERTY SURVEYS

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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