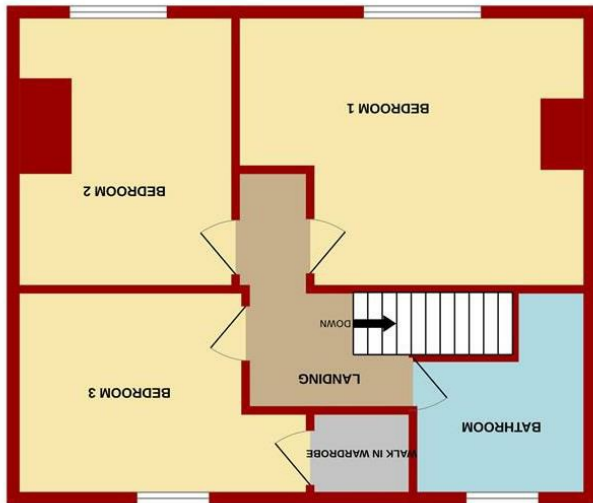


MISREPRESENTATION DISCLAIMER

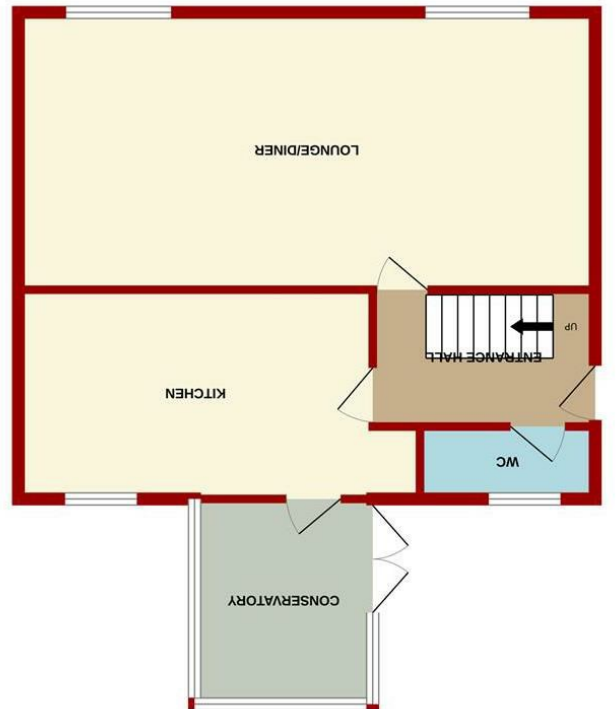
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information 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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Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



GROUND FLOOR



Spring Cottage Ross Road
English Bicknor, Coleford GL16 7PQ

£495,000

This charming three-bedroom semi-detached cottage boasts breath-taking, panoramic views of the picturesque countryside toward Eastbach. Set on approximately one acre of land, it is perfect for equine enthusiasts, featuring four stables to accommodate your horses. Inside, you'll find three generously-sized double bedrooms, two of which offer stunning views that invite the beauty of the surrounding landscape. The property also provides ample off-road parking for multiple vehicles, along with a convenient garage.

The rural village of English Bicknor is well located between the villages of Berry Hill and Lydrook and offers local amenities to include English Bicknor Primary School, Bicknor Bears Nursery and a Village Hall. The popular tourist attraction of Symonds Yat can be found just a short distance away.



Property is accessed via partly glazed upvc frosted door into:

ENTRANCE HALLWAY

Stairs to first floor landing, radiator, power points.

Door giving access into:

CLOAKROOM

9'07 x 3'05 (2.92m x 1.04m)

Rear aspect double glazed upvc frosted window, close coupled w.c, radiator, sink with tap over, oil boiler.

From the hallway, door giving access into:

LOUNGE/DINER

26'05 x 12'09 (8.05m x 3.89m)

Three front aspect double glazed upvc windows which give stunning far-reaching views out towards the countryside towards Eastbach, radiator, power points, wood burner with feature fireplace surround.

Door giving access into:

KITCHEN

9'07 x 16'03 (2.92m x 4.95m)

Range of wall, drawer and base mounted units, Rangemaster cooker, space for dishwasher, space for fridge/freezer, power points, stainless steel one and a half bowl single drainer sink unit with mixer tap over.

CONSERVATORY

8'02 x 9'05 (2.49m x 2.87m)

Front and side aspect double glazed upvc windows, side aspect double doors which gives access out to the patio garden area, power points, radiator.

From the entrance hallway, stairs to first floor landing.

FIRST FLOOR LANDING

Comprises of power points and a radiator.

Door giving access into all rooms.

BEDROOM ONE

12'08 x 12'08 (3.86m x 3.86m)

Front aspect double glazed upvc window which gives beautiful views towards Eastbach,

radiator, power points.

Stairwell leading to the loft area which has a side aspect double glazed upvc window, lighting all insulated and split into two sections.

BEDROOM TWO

12'09 x 11'06 (3.89m x 3.51m)

Front aspect double glazed upvc window which gives beautiful views towards Eastbach, radiator, power points.

BEDROOM THREE

10'11 x 12'04 (3.33m x 3.76m)

Rear aspect double glazed upvc window, radiator, power points, built in large walk in wardrobe.

BATHROOM

8'06 x 7'04 (2.59m x 2.24m)

Rea aspect double glazed upvc frosted window, corner bath with bath taps over, close coupled w.c, sink with tap over, heated towel rail, walk in shower with mains shower overhead.

GARAGE

9'10 x 12'04 (3.00m x 3.76m)

Accessed via a manual up and over door, power and lighting, side aspect partly glazed upvc door.

OUTSIDE

To the front of the property there is off-road parking for several cars.

Patio area, laid to lawn area, all enclosed by fencing.

Steps giving access up to a walkway which leads up to the stables.

STABLE ONE

16'00 x 11'04 (4.88m x 3.45m)

STABLE TWO

11'06 x 11'04 (3.51m x 3.45m)

STABLE THREE

11'03 x 11'03 (3.43m x 3.43m)

Five bar gate leading into approx. 1 acre of land, five bar gate giving access out onto the main road, laid to lawn/ grass area, grazing area, all horse proof and enclosed by fencing and hedging.

STABLE FOUR/ HAY STORE

11'03 x 11'05 (3.43m x 3.48m)

SERVICES

Mains water, drainage, electricity, oil.

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 confirmed.

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: ///compelled.spines.revise

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.

