



**The Conifers Woodland Road**  
**Christchurch, Coleford GL16 7NR**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# The Conifers Woodland Road

## Christchurch, Coleford GL16 7NR

£725,000

The Conifers is an EXCEPTIONAL FOUR/FIVE-BEDROOM, FOUR-BATHROOM DETACHED FAMILY RESIDENCE, offering over 3,500 SQ FT of beautifully designed LIVING SPACE. Set behind SECURE ELECTRIC GATES on a generous almost QUARTER-ACRE PLOT, this impressive home combines PRIVACY, ELEGANCE, and UNRIVALLED COMFORT. With a TRANQUIL SETTING and PRIVATE WRAP AROUND GARDEN, it offers everything a FAMILY HOME should.

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. Walking distance to both Primary and Secondary Schooling in the neighbouring village of Berry Hill.

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 partly glazed upvc door into:

## ENTRANCE HALL

Tiled flooring with under floor heating, power points, inset ceiling spotlights, under stairs storage space, stairs to the first floor landing, door to garage. Wooden door into:

## KITCHEN

**19'05 x 12'07 (5.92m x 3.84m)**

Superbly presented kitchen having a double bowl single drainer sink unit with mixer taps over, rolled edge worktops, base, wall and drawer mounted units, appliance points, power points, partly tiled walls, space for range cooker with extractor fan over, built in dishwasher, central island with breakfast bar and cupboards below, TV point, tiled flooring with underfloor heating, inset ceiling spotlights, side aspect upvc double glazed window. Partly glazed wooden door into:



## UTILITY ROOM

**14'03 x 8'00 (4.34m x 2.44m)**

Base units with rolled edge worktops, single bowl single drainer stainless steel sink unit with mixer taps over, space and plumbing for washing machine, space for tumble dryer, inset ceiling spotlights, partly tiled walls, rear aspect upvc double glazed window. Side aspect upvc double glazed door.

## LOUNGE

**21'07 x 17'08 (6.58m x 5.38m)**

Feature fireplace with inset multi fuel burner and stone surround, underfloor heating with wall mounted control, power points, TV point and telephone point, two front aspect upvc double glazed windows, two side aspect upvc double glazed windows, Front aspect upvc double glazed doors.

## DINING ROOM

**15'10 x 11'06 (4.83m x 3.51m)**

Telephone point, TV point, power points, tiled flooring with underfloor heating, side aspect upvc double glazed window.

## STUDY/BEDROOM 5

**13'00 x 10'05 (3.96m x 3.18m)**

Power points, TV point, telephone point, rear aspect upvc double glazed window.





## SHOWER ROOM

Superbly presented modern shower room comprising of a large corner shower cubicle, vanity wash hand basin with cupboards below, further cupboards, low level W.C, extractor fan, wall mounted heated towel rail, inset ceiling spotlights, tiled flooring, partly tiled walls, rear aspect frosted upvc double glazed window.

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

## LANDING

Inset ceiling spotlights, two radiators, power points, access to loft space, wooden door giving access to a large storage cupboard with radiator, front aspect upvc double glazed window. Wooden door to:

## BEDROOM 1

16'08 x 15'01 (5.08m x 4.60m)

Built in wardrobes with hanging space, inset ceiling spotlights, Velux roof light, radiator, TV point, telephone point, side aspect upvc double glazed window. Wooden door to:

## EN-SUITE

Modern suite comprising of corner shower cubicle with tiled walls and shower over, wall mounted wash hand basin, low level W.C, wall mounted heated towel rail, solid wooden beam, tiled flooring, Velux roof light.

## BEDROOM 2

27'04 x 14'02 (8.33m x 4.32m)

Inset ceiling spotlights, power points, TV point, telephone point, radiator, built in wardrobes with hanging space. Door to:

## EN-SUITE

Modern suite comprising of low level W.C, wall mounted wash hand basin, wall mounted heated towel rail, partly tiled walls, solid wooden beam, shower cubicle with tiled walls and shower over, Velux roof light.

## BEDROOM 3

18'09 x 10'09 (5.72m x 3.28m)

Side aspect upvc double glazed window, radiator, power points, TV point, two side aspect upvc double glazed windows.

## BEDROOM 4

15'01 x 13'01 (4.60m x 3.99m)

Built in wardrobes with hanging space, solid wooden beam, radiator, power points TV point, front aspect upvc double glazed window.

## FAMILY BATHROOM

Modern white suite comprising of corner bath, wall mounted wash hand basin, low level W.C, wall mounted heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, Velux roof light.











## OUTSIDE

To the front of the property, impressive electric sliding gate opens to reveal a spacious block-paved driveway, offering secure off-road parking for multiple vehicles. The approach is framed by well-maintained lawn areas, vibrant flower borders, and a selection of mature trees and shrubs, creating a welcoming and private first impression. The driveway in turn leads up to:

## DOUBLE GARAGE

**21'03 x 19'08 (6.48m x 5.99m)**

Accessed via electric doors, power points, oil fired boiler, tap, upvc double glazed windows to the side and front aspect,

A pathway leads around to the side of the property where there is a recently fitted patio seating area and steps up to lawn areas, flower borders, trees, bushes and shrubs and all is enclosed by fencing. There is also a further parking space located just outside of the garden which is accessed from the lane.

## SERVICES

Mains water, mains electric, mains drainage, 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 advised.

## LOCAL AUTHORITY

Council Tax Band: F  
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 town centre proceed to the traffic lights and turn left into Bank Street, take the second turning right signposted Berry Hill and proceed to the top of the hill, continue straight over the crossroads into Grove Road and proceed along here bearing left signposted Symonds Yat and the property can be located on the left hand side.



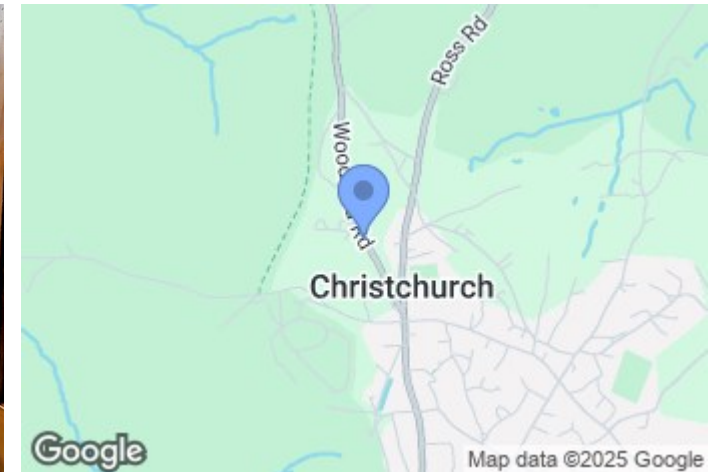


## PROPERTY SURVEYS

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.













GROUND FLOOR  
1770 sq.ft. (164.4 sq.m.) approx.



1ST FLOOR  
1732 sq.ft. (161.0 sq.m.) approx.



TOTAL FLOOR AREA : 3502 sq.ft. (325.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







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