



Wayside Cottage, 15 Mile End Road
Coleford GL16 7QD



STEVE GOOCH
ESTATE AGENTS | EST 1985

Wayside Cottage, 15 Mile End Road Coleford GL16 7QD

£450,000

Just moments from Coleford town centre in the highly sought-after small village of Mile End, this stunning three-bedroom detached property offers a perfect blend of character and modern elegance. Upgraded by the current owners to a high standard both inside and out.

Inside, the property seamlessly combines a charming cottage aesthetic with contemporary touches, creating a welcoming and stylish feel. Flooded with natural light, the interiors highlight the thoughtful renovation, balancing original character with modern comforts. An added highlight is the spacious attached one-bedroom annex, complete with its own private kitchen, bathroom, and outdoor patio—ideal for guests, family, or potential rental use.

Inside, the property seamlessly combines a charming cottage aesthetic with contemporary touches, creating a welcoming and stylish ambiance. Flooded with natural light, the interiors highlight the thoughtful renovation, balancing original character with modern comforts. An added highlight is the spacious attached one-bedroom annex, complete with its own private kitchen, bathroom, and outdoor patio—ideal for guests, family, or potential rental use.

The outdoor space is a true sanctuary. Benefiting from the vendor's horticultural expertise, the garden is bursting with vibrant flowers, fruits, and vegetables. It features inviting seating areas perfect for relaxing or entertaining, a versatile workshop space, and breath-taking views overlooking the golf course.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



Accessed via a partly glazed composite door into:

LOUNGE/ DINER

26'05 x 11'01 (8.05m x 3.38m)

Two front aspect brand new double glazed upvc sash windows, radiators, power points, tv point, feature wood burner with stone surround, stairs to first floor landing, wooden door into annex, opening into:

OFFICE/ DINING ROOM

18'00 x 6'06 (5.49m x 1.98m)

Rear and two side aspect brand new double glazed upvc windows, electric radiators. A lovely, light and airy feel throughout the space.

From the lounge area, door giving access into:

KITCHEN

10'06 x 11'07 (3.20m x 3.53m)

Front aspect brand new double glazed upvc sash windows, rear aspect brand new double glazed upvc window, range of drawer and base mounted units, AGA oven, large American style Smeg fridge/freezer, space and plumbing for washing machine, plastic one and a half bowl drainer unit with mixer tap over, electric radiator, opening into:

UTILITY ROOM

3'04 x 11'10 (1.02m x 3.61m)

Side aspect brand new double glazed upvc window, side aspect partly glazed upvc door leading out to the parking area, space and plumbing for washing machine, electric boiler.

From the lounge area, stairs leading up to the first floor landing.

FIRST FLOOR LANDING

Three front aspect brand new double glazed upvc sash windows, power points, opening giving access into:

BEDROOM ONE

11'06 x 10'06 (3.51m x 3.20m)

Front aspect brand new double glazed upvc sash windows, rear aspect brand new double glazed upvc window, electric radiator, power points.





BEDROOM TWO

12'06 x 7'06 (3.81m x 2.29m)

Rear aspect brand new double glazed upvc window, electric radiator, power points, tv point.

BATHROOM

13'10 x 7'07 (4.22m x 2.31m)

Large rear aspect brand new double glazed upvc window which gives lovely rear aspect views towards the golf course, panelled bath with bath taps over, sink with tap over, close coupled w.c, electric heated towel rail.

ANNEX

Accessed via the front of the property via a double glazed upvc door into:

KITCHEN

10'02 x 4'08 (3.10m x 1.42m)

Front aspect brand new double glazed upvc window, range of base and drawer mounted units, large stainless steel sink with wooden drainer bowl, built in oven, hob and extractor fan, power points, inset ceiling spotlights, large cupboard space which is currently being used as wardrobe space with hanging and shelving options, opening into:

DINING AREA

5'05 x 6'07 (1.65m x 2.01m)

Space for a dining table, electric radiator, electric radiator, loft access space, opening into:

BEDROOM

10'09 x 7'11 (3.28m x 2.41m)

Rear aspect brand new double glazed upvc window, rear aspect door which gives access out to the rear patio area, side aspect wooden door giving access into the main property, power points, inset ceiling spotlights.

BATHROOM

5'00 x 6'00 (1.52m x 1.83m)

Walk in shower with a mains shower overhead and rainfall shower above, close coupled w.c, vanity wash hand basin unit with mixer tap over, extractor fan, inset ceiling spotlights.



OUTSIDE

To the front of the property there is gated access with a pathway leading to the front door and a pebble stone area.

There is gated access onto the off-road parking area which leads to the side of the property. Off-road parking area holds 3/4 cars.

GARAGE/WORKSHOP SPACE

11'00 x 19'08 (3.35m x 5.99m)

Front aspect double glazed upvc door, front aspect double glazed upvc window, power.

REAR GARDEN

From the parking area, there are small steps which lead down to the laid to lawn area, there is raised patio area for the main part of the house which has a wall surround, there are two flowered areas which includes an array of beautiful flowers, there is a vegetable and herb garden, a further laid to lawn area which leads to an additional vegetable plot which comprises of courgette, rhubarb and beans. At the bottom of the garden there is a stunning rear aspect view out towards the golf course. There are three apple trees within the garden.

The annex has its own private raised patio area.

AGENTS NOTE

Mains gas is not connected but is available to connect within the property. The hot water is via a thermal store cylinder.

SERVICES

Mains electric, mains water, septic tank and mains drainage close by.

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

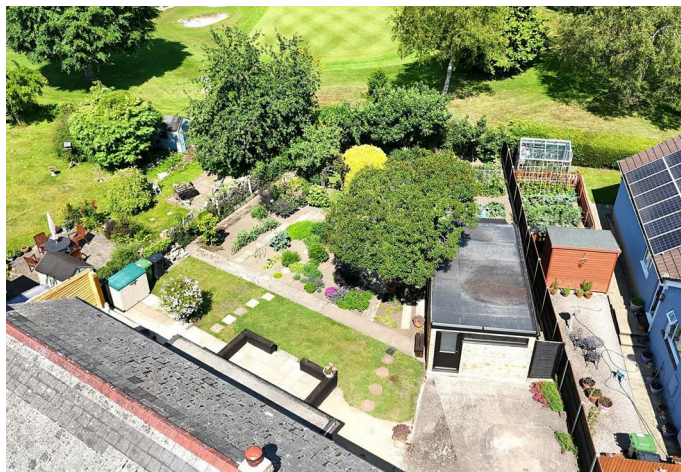
From Coleford town centre proceed to the traffic lights turning onto Gloucester Road, continue to the top of Gloucester Road passing Forest Hills Golf Club, where after a short distance the property can be found on the left hand side.

PROPERTY SURVEYS

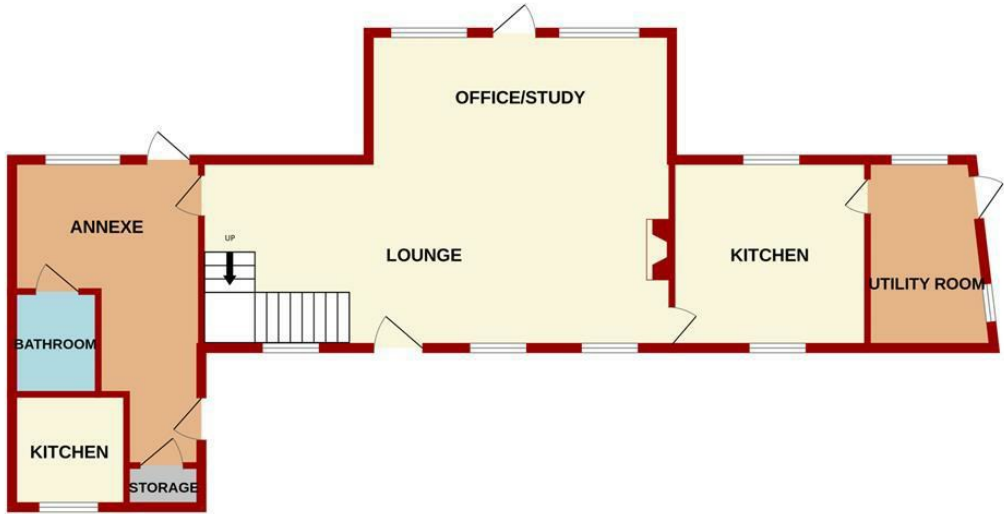
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

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



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(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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