



37 Kells Meend
Berry Hill, Coleford GL16 7AD

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

37 Kells Meend

£350,000

Berry Hill, Coleford GL16 7AD

EXCEPTIONALLY WELL-PRESENTED THREE/FOUR BEDROOM DETACHED COTTAGE set in a desirable **VILLAGE LOCATION**, boasting an abundance of **CHARACTER FEATURES THROUGHOUT**. The home offers a welcoming **LOUNGE WITH LOG BURNER**, a **SPACIOUS KITCHEN/DINER**, separate **UTILITY ROOM**, ground floor **W.C**, and a versatile **OFFICE/BEDROOM FOUR**.

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Upstairs, the property benefits from THREE GENEROUS DOUBLE BEDROOMS and a RECENTLY REFITTED FAMILY BATHROOM, combining MODERN COMFORT with TRADITIONAL CHARM.

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, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.



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

ENTRANCE HALL

Side aspect upvc double glazed window. Opening to:

UTILITY ROOM

12'08 x 10'08 (3.86m x 3.25m)

L shaped, space for tumble dryer, space and plumbing for automatic washing machine, cupboard with radiator and shelving, access to loft space, tiled floor, wall mounted Worcester boiler, inset ceiling spot lights, front and side aspect double glazed windows.

W.C

Low level W.C, wash hand basin, radiator, inset ceiling spot lights, side aspect upvc double glazed window. (This was previously a shower room and the plumbing has been left so a shower could be re-fitted if desired.)

OFFICE/BEDROOM 4

13'10 x 9'07 (4.22m x 2.92m)

Radiator, inset ceiling spotlights, front aspect upvc double glazed window.

KITCHEN

20'06 x 11'07 (6.25m x 3.53m)

Range of base, wall and drawer mounted units, Belfast sink with mixer tap, built in dishwasher, space for range cooker and American style fridge/freezer, partly tiled walls, radiator, spotlights to ceiling, front aspect upvc double glazed window. Rear aspect double glazed French doors.

LOUNGE

20'08 x 11'08 (6.30m x 3.56m)

Feature stone fireplace with inset log burner, understairs storage cupboard, radiators, wall light points, inset ceiling spotlights, ceiling beams, stairs lead to the first floor, side aspect upvc double glazed window. Rear aspect upvc double glazed doors.

LANDING

Feature stone walling, access to loft space., side aspect upvc double glazed window Door into:





BEDROOM ONE

11'07 x 10'04 (3.53m x 3.15m)

Radiator, access to loft space, built in wardrobes with hanging rail and shelving, rear aspect upvc double glazed window.

BEDROOM TWO

11'09 x 10'04 (3.58m x 3.15m)

Ceiling beams, radiator, rear aspect upvc double glazed window.

BEDROOM THREE

11'07 x 7'02 (3.53m x 2.18m)

Radiator, front aspect upvc double glazed window.

BATHROOM

Recently re-fitted with a modern white suite comprising W.C, wash hand basin, bath with mains shower over, heated towel rail, partly tiled walls, tiled floor, skylight, ceiling beams, inset ceiling spotlights.

OUTSIDE

To the front of the property is an off road parking area with gated access to the side of the property leading to the rear.

ENCLOSED GARDEN

Attractive rear garden with patio and gravelled seating areas, central lawn and a garden shed, all enclosed by fencing.

SERVICES

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

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
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, continue along and after a short distance turn right signposted Berry Hill, proceed up the hill until reaching the crossroads and continue straight over into Grove Road, taking the first right hand turning, continue along this road and before you get to the crossroads take the left hand turning down towards Tudor Walk, turn right onto Kells Meend, continue to the bottom of the road bearing left where the property can be found 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)

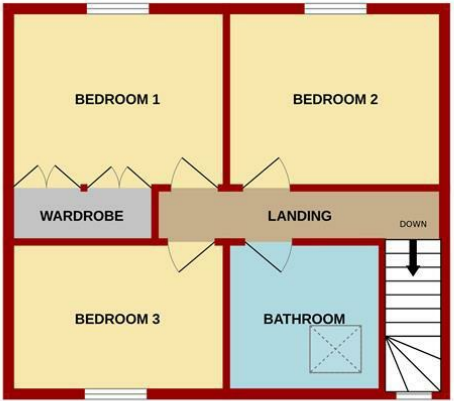




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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		
(55-64) 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		
(55-64) 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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