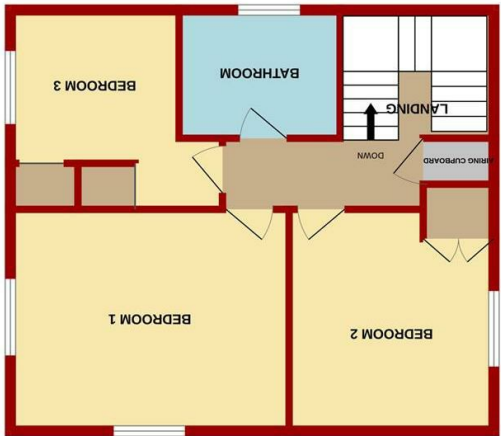




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Target
Energy Efficiency Rating		83	
Energy Efficiency Rating		71	
Energy Efficiency Rating		69	
Energy Efficiency Rating		67	
Energy Efficiency Rating		65	
Energy Efficiency Rating		63	
Energy Efficiency Rating		61	
Energy Efficiency Rating		59	
Energy Efficiency Rating		57	
Energy Efficiency Rating		55	
Energy Efficiency Rating		53	
Energy Efficiency Rating		51	
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Energy Efficiency Rating		27	
Energy Efficiency Rating		25	
Energy Efficiency Rating		23	
Energy Efficiency Rating		21	
Energy Efficiency Rating		19	
Energy Efficiency Rating		17	
Energy Efficiency Rating		15	
Energy Efficiency Rating		13	
Energy Efficiency Rating		11	
Energy Efficiency Rating		9	
Energy Efficiency Rating		7	
Energy Efficiency Rating		5	
Energy Efficiency Rating		3	
Energy Efficiency Rating		1	



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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£425,000

Set within the heart of Staunton village, this spacious three-bedroom detached home extends to around 1,400 sq. ft. and sits proudly on a generous 1/5 acre plot. Benefiting from extensive recent updates including a full rewire, excellent insulation, and a modern air source heating system, the property combines efficiency and comfort with its retained 1950's character features. Highlights include parquet flooring, original-style panelling, and large picture windows - all now upgraded to modern double-glazed units that flood the rooms with natural light. High-speed fibre optic internet to the property makes remote working possible.

The house is just a stone's throw of forest walking and cycling routes, set in the delightful village of Staunton 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.



PORCH

3'05 x 6'02 (1.04m x 1.88m)
Bright entrance with storage, opening into a spacious hallway.

ENTRANCE HALLWAY

6'10 x 17'10 (2.08m x 5.44m)
Parquet flooring and under-stairs cupboard.

CLOAKROOM

6'00 x 3'10 (1.83m x 1.17m)
Fitted with retro turquoise suite and frosted window.

KITCHEN

11'05 x 14'10 (3.48m x 4.52m)
L-shaped - fitted with a range of units, larder cupboard, ceramic sink, and spaces for appliances. Dual-aspect windows, side door to garden, and serving hatch to dining room.

DINING ROOM

11'10 x 10'10 (3.61m x 3.30m)
Parquet flooring, side and rear aspect windows, and open connection to lounge.

LOUNGE

18'06 x 13'01 (5.64m x 3.99m)
A generous main reception room with feature wooden panelling, electric fireplace, parquet flooring, and French doors opening onto the garden.

OFFICE/BEDROOM 4

14'09 x 7'09 (4.50m x 2.36m)
Two front aspect windows, large room with scope to be used as a double bedroom or an additional reception room/office. The room also benefits from having a plumbed in sink unit.

LANDING

Landing with loft access and airing cupboard housing pressurised hot water cylinder.

BEDROOM ONE

11'10 x 14'10 (3.61m x 4.52m)
Dual aspect double enjoying lovely views across the village and hillsides.

BEDROOM TWO

11'00 x 11'11 (3.35m x 3.63m)
Rear aspect double with built-in wardrobe.

BEDROOM THREE

9'10 x 9'03 (3.00m x 2.82m)
Front aspect single with fitted storage.

BATHROOM

7'07 x 6'04 (2.31m x 1.93m)
Modern white suite: panel bath with shower, wash basin, WC, heated towel rail, and frosted window.

GARAGE

9'03 x 20'06 (2.82m x 6.25m)
Power and lighting.

OUTSIDE

The property sits on a generous one-fifth acre corner plot, approached via a driveway providing off-road parking for up to four vehicles and access to the detached garage (20'06" x 9'03"), complete with power, lighting and a useful garden room to the rear. The front garden is laid to lawn with mature shrubs and pedestrian access leading around both sides of the house. To the rear, the garden really comes into its own - a wide expanse of lawn framed by established planting, a vegetable patch, and several inviting seating areas, perfect for entertaining or relaxing in the sun. With its space, privacy and versatility, the garden offers huge scope for further landscaping or even extension potential (subject to permissions), making it a wonderful complement to the home.

SERVICES

Mains Water, Electricity, Drainage. Air Source Heat Pump.

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

Severn Trent - 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, following the road out of town until reaching the T junction turning left signposted to Staunton. Continue along, once entering the village, take the left hand turning just before the White Horse Inn, onto Woodcroft, where the property can be found on your 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.