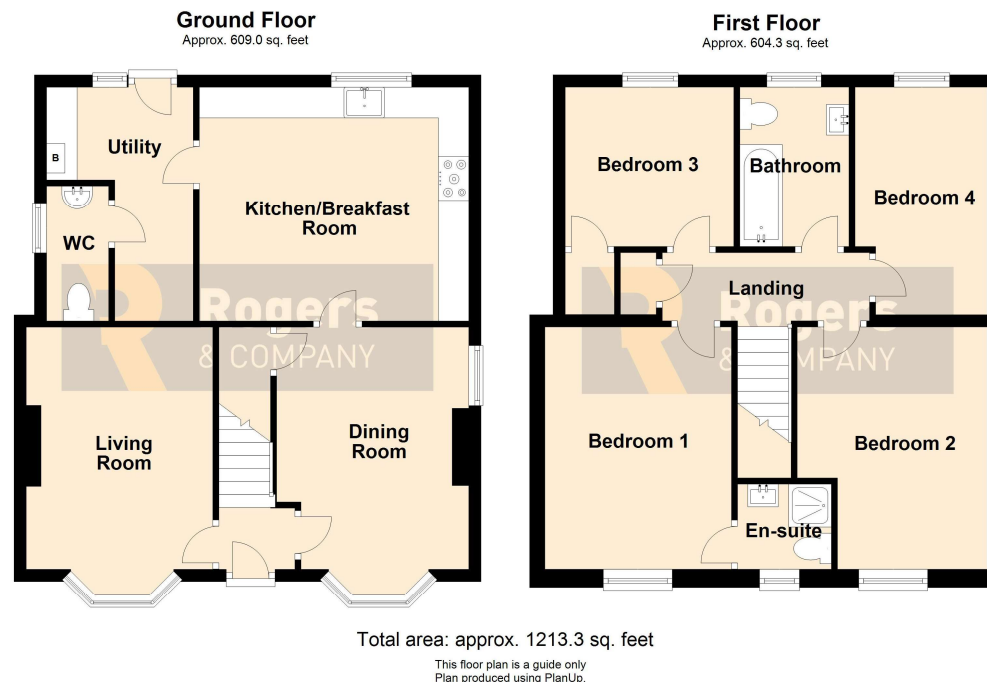




Guide Price £425,000

Rose Cottage is three properties away from Country walks and rolling hillsides. This house was completely redeveloped and was finished in 2008 having been extended and remodeled this now is the closest thing you would get to a 'modern cottage'. With bespoke joinery in the kitchen and utility room, these are the things that tick the boxes of modern living with a downstairs WC and en-suite plus the family bathroom. Two sensible sized reception rooms and a terrific family sized kitchen. Four bedrooms, three of them doubles with a decent sized fourth too. Outside the property has a fantastic garden with a lovely outlook, enough shrubbery and lawn to keep you busy, whilst not taking your whole weekend. The central heating is run by a modern Worcester Gas combination boiler. Modern (in-keeping) double glazed windows help with the whole theme. There is a parking space at the side of the house. All offered for sale with no onward chain, ready for immediate occupation.



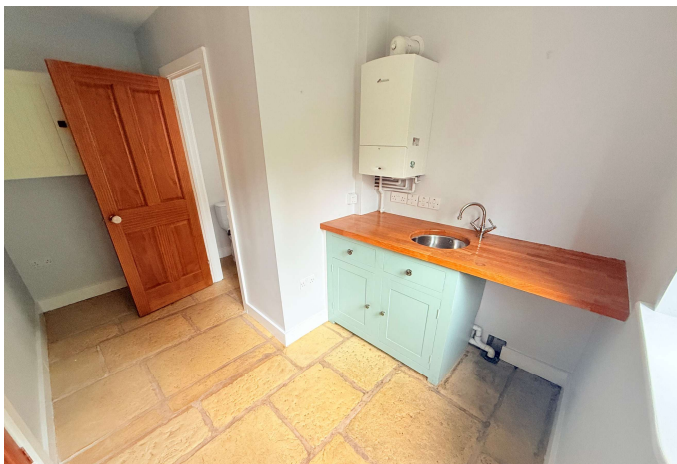
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- 1213sqft Stunning Detached Cottage
- Lovely, Quiet Village Setting With Driveway Parking
- Yards From Miles Of Country Walks
- Completely Renovated In 2008
- Four Bedrooms, One En-suite Shower Room
- Two Sensible Reception Rooms
- Large Country Kitchen/Breakfast Room, Utility Room & Downstairs WC
- Family Bathroom
- Beautifully Maintained Gardens Extending to 80ft
- No Onward Chain

- Living Room 13' 2" (4.01m) x 9' 7" (2.92m)
- Dining Room 13' 2" (4.01m) x 9' 1" (2.77m)
- Kitchen/Breakfast Room 15' 0" (4.57m) x 12' 5" (3.78m)
- Utility Room 7' 10" (2.39m) x 5' 8" (1.73m) minimum
- Bedroom One 13' 0" (3.96m) x 9' 11" (3.02m)
- En-Suite 6' 2" (1.88m) x 5' 2" (1.57m)
- Bedroom Two 13' 0" (3.96m) x 10' 4" (3.15m)
- Bedroom Three 9' 7" (2.92m) x 9' 5" (2.87m)
- Bedroom Four 12' 5" (3.78m) x 7' 2" (2.18m)
- Bathroom 9' 4" (2.84m) x 5' 10" (1.78m)



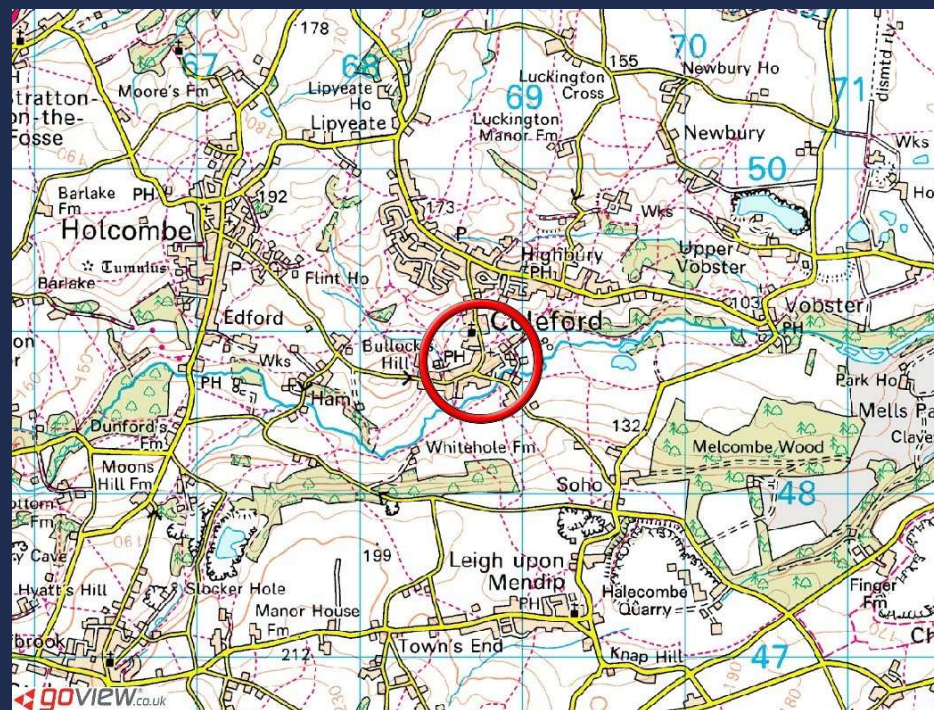
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Rose Cottage
Springers Hill
Coleford
Somerset
BA3 5LN

The Tenure is freehold

All main services are connected

The Council Tax Band is E and is charged at £2,891.06 for 2025/26



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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