



**Coldstream Church Lane, Westbury-On-Severn GL14 1ND**

**£725,000**



## Coldstream Church Lane, Westbury-On-Severn GL14 1ND

- Rarely available extended 3/4 bed detached bungalow
- Generous plot approaching 2.2 acres
- Popular rural location
- Ample off road parking and detached double garage
- Flexible living accommodation
- Tax Band E
- EPC D57

**£725,000**

New to the market for the first time in thirty years is this rarely detached bungalow located on Church Lane in the tranquil village of Northwood Green. Previously extended, this delightful property boasts three/four bedrooms, offering ample space for a growing family or those who enjoy having guests over. With a generous 1,485 sq ft of living space, this detached bungalow provides a cosy yet spacious environment for you to call home. The property sits on a vast plot of land in excess of two acres, perfect for those who appreciate privacy and the great outdoors.

### Living Room

Dual aspect views to side and front of the property. Wood burning stove.

### Kitchen Dining Room

Newly installed Howdens kitchen. Ample storage in a range of floor and eye level

units accompanied by integrated appliances to include microwave, electric oven and four ring induction hob with extractor over. Further space for fridge freezer and plumbing for washing machine. French doors open to the outside patio area.

### Dining Room/Fourth Bedroom

Previously used as a fourth bedroom, the dining room is an exceptionally spacious and versatile room. Windows to front and side aspect.

### Master bedroom

Double bedroom. Window to side aspect.

### Second Bedroom

Double bedroom with dual aspect views over the rear garden.

### Third Bedroom

Double bedroom. Window to rear aspect.



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## Bathroom

Spacious bathroom with WC, wash hand basin, bath and double width shower cubicle with tiled surround. Frosted window to rear aspect.

## WC

WC and wash hand basin. Frosted window to side aspect.

## Outside

Currently separated into well kept gardens with neighbouring field, the property boasts a generous plot of approximately 2.2 acres. Arriving at the property, you enter via a five bar metal gates which opens into the driveway granting parking for multiple vehicles. The wrap around garden has been well cared for being mainly laid to lawn with a variety of mature trees, shrubbery and flowers. A wall separates the garden from the field but does not obstruct the views across. There is also a workshop with windows to the front and two doors, one of which opens out to the field.

## Detached Double Garage

Detached double garage with two electric roller shutter doors. Windows to side aspect and power and lighting.

## Location

A hamlet to the north west of Gloucester, Northwood Green, offers its parishioners

with a thriving community alongside the 'Junction' public house. A rural location, a short distance from the historic Gloucester City, Royal forest of Dean and the small market town of Newnham on Severn the location is ideal for those seeking a slow, more peaceful location that still benefits from strong travel links and local amenities to include schooling, schools, hairdressers and eateries.

## Material Information

Tenure: Freehold

Council tax band: E

Local Authority & rates: Forest of Dean District Council - £2624.12 (2024/25)

Electricity supply: mains

Water supply: mains

Sewerage: Private. Septic tank

Heating: oil fired

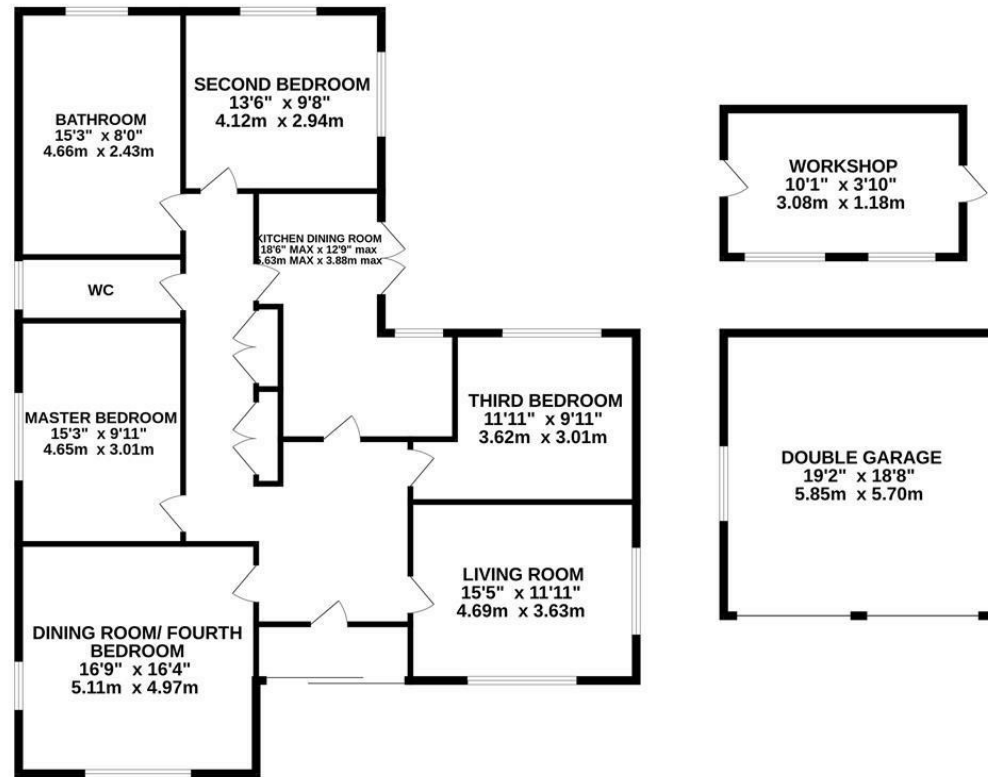
Broadband speed: Basic 18 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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