



15 O'Connor Close, Staunton GL19 3RY
£450,000



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• Four bedroom family home in popular village location • Large family kitchen with integrated appliances • Dining room and dual aspect living room with French doors to the garden • Master bedroom suite with dressing room and en-suite shower room • Private rear garden and garage with off-road parking • Rural village with local amenities and primary school • Forest of Dean District Council. Tax Band E - £2,742.93 (2025/26) • EPC C78



1 High Street, Newent, GL18 1AN

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www.naylorpowell.com

£450,000

Entrance Hall

Large entrance hall with doors off and stairs leading to the first floor

Cloakroom

WC and hand wash basin.

Living Room

Spacious living room with French doors leading to garden patio. Windows to front and rear aspect.

Dining Room

Double doors leading you into the dining room. Window to rear aspect.

Kitchen / Family Room

Well appointed with ample wall and base mounted storage units along with integrated appliances to include fridge/freezer, dishwasher, oven and hob along with plumbing for a washing machine. Windows to front and rear, door to side aspect and French doors to the rear garden.

Master bedroom

Double bedroom to include built-in wardrobes and dressing area. Window to front and rear aspect.

En-suite

Shower room featuring partial tiling and white suite to include WC, hand wash basin and shower enclosure.

Bedroom Two

Double bedroom. Windows to rear aspect.

Bedroom Three

Double bedroom. Window to front aspect.

Bedroom Four

Window to front aspect.

Family Bathroom

Partially tiled bathroom with a heated towel rail and a white suite to include WC, hand wash basin, bathroom and shower cubical. Frosted window to rear aspect.



Outside

To the rear of the property you are met with a generously sized garden featuring a patioed area suitable for alfresco dining and mature shrubs surrounding the border. Side access from the garden leads you to the detached garage and off road parking.

Location

The rural villages of Staunton and Corse are situated on the Gloucestershire border providing good travel links to both Gloucester, Newent, Tewkesbury and the M50. Benefiting from a public house, bakery, surgery, good bus service, and Church of England Primary School.

Material information

Tenure: Freehold

Council tax band: E

Local authority and rates: Forest of Dean
£2,742.93 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

Broadband speed: Basic 17 Mbps,

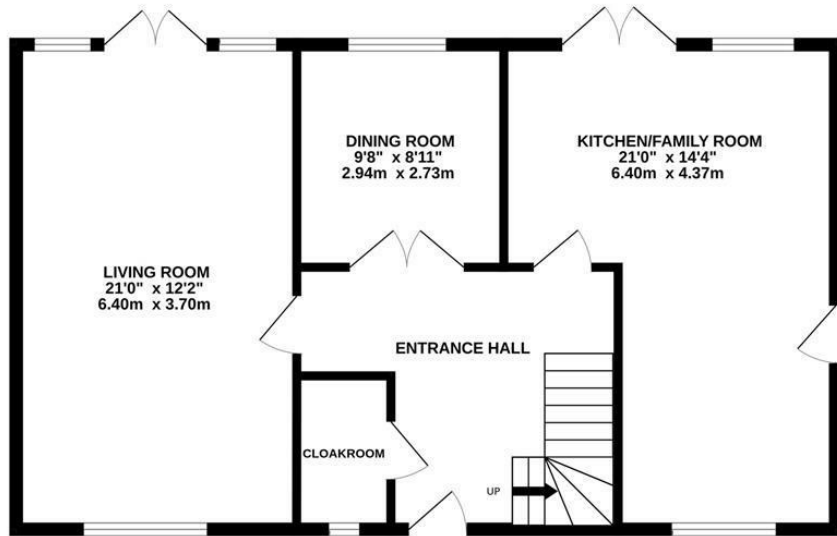
Superfast 66 Mbps

Vodafone, EE, O2

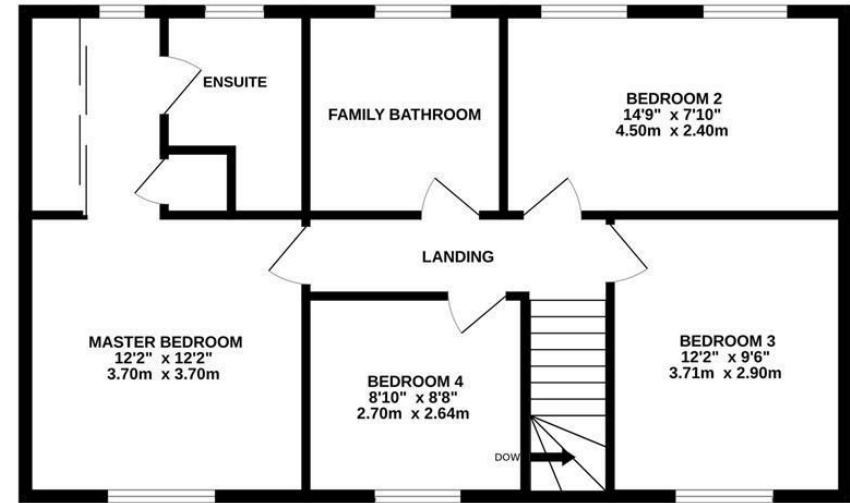




GROUND FLOOR



1ST 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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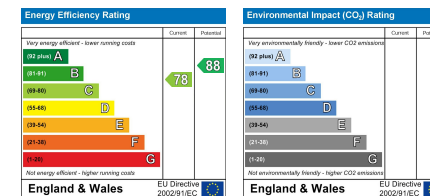
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

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