



**£440,000**

An ATTRACTIVE THREE-BEDROOM EDWARDIAN VILLAGE HOME enjoying a QUIET EDGE-OF-VILLAGE POSITION, with LOVELY FAR-REACHING FOREST VIEWS, GENEROUS OPEN-PLAN LIVING, INSULATED STUDIO/OFFICE, SEPARATE WORKSHOP, and WONDERFUL LOCATION just a STONES THROW FROM WOODLAND.

The village of Whitecroft, situated next to the village of Bream, has a number of amenities including shops, library, chemist, doctors surgery, primary school, public houses, garage and church. The nearby market town of Coleford is approximately 3½ miles away and provides further facilities including secondary education, supermarkets, service stations, college and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.



#### **ENTRANCE HALLWAY**

With original Edwardian tiled flooring beneath engineered oak flooring, under-stairs storage and pantry cupboard. Doors lead to the sitting room and kitchen, with stairs rising to the first floor.

#### **SITTING ROOM**

14'00 x 14'02 (4.27m x 4.32m)

Featuring a bay window to the front, a feature brick fireplace with inset wood-burning stove and oak flooring flowing through to the dining area.

#### **DINING AREA**

11'07 x 12'11 (3.53m x 3.94m)

With feature fireplace and open access to the kitchen and garden room. Glazed doors lead directly into the garden room.

#### **KITCHEN**

9'02 x 8'08 (2.79m x 2.64m)

Fitted hardwood cabinets with marble worktops, space for a range cooker, ceramic sink and original tiled flooring and side aspect window. Door providing access to the garden.

#### **GARDEN ROOM**

9'11 x 12'01 (3.02m x 3.68m)

Light filled room looking over the garden, fitted with aluminium vertical sash windows. Tiled floor which extends through to the utility/shower room and aluminium French doors opening onto the raised terrace.

#### **UTILITY/ SHOWER ROOM**

5'02 x 11'05 (1.57m x 3.48m)

With side-facing windows, sink unit with space and plumbing for a washing machine, large walk-in shower enclosure enclosed by tiling and WC.

#### **FIRST FLOOR**

#### **GALLERIED LANDING**

With side-facing window and access via ladder to the large, fully boarded roof space. Doors lead to all bedrooms and the family bathroom.

#### **BEDROOM ONE**

14'03 x 14'01 (4.34m x 4.29m)

With bay window to the front, enjoying views over woodland.

#### **BEDROOM TWO**

12'11 x 11'07 (3.94m x 3.53m)

Rear-facing window with lovely far-reaching views across the village and surrounding forest.

#### **BEDROOM THREE**

8'11 x 8'11 (2.72m x 2.72m)

Side-facing window, fitted bookshelves and airing cupboard housing the gas central heating boiler.

#### **ATTIC ROOM**

A large, fully boarded and insulated roof space accessed by ladder, with Velux roof light. This space offers excellent potential to create an en-suite bedroom or additional living space, subject to planning permission and building regulations.

#### **FAMILY BATHROOM**

6'00 x 7'08 (1.83m x 2.34m)

With front-facing window, bath with shower over, WC, wash hand basin and hardwood flooring.

#### **OFFICE/ STUDIO**

An insulated timber-clad studio with double-glazed windows to the front and power supply, electric radiators, ideal for home working or creative use.

#### **WORKSHOP**

A substantial workshop with power supply.

#### **GARDEN**

The front garden is enclosed by original railings and features mature shrubs. To the front of the house there is off-road parking. A path leads from the front of the property to the front door and the garden.

Within the garden there is a raised patio - a perfect spot to sit and enjoy the outstanding views.

At this level are the studio/office, covered wood stores and greenhouse, from here there is a lawn area and vegetable patch and then the workshop is positioned at the lower end of the garden. The garden is securely enclosed by fencing.

#### **SERVICES**

Mains Gas, Electricity, Water and Drainage.

#### **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: D  
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 centre of the village with The Miners Arms public house on your left, follow the main road to the brow of Park Hill. Turn right and continue for a short distance. The property will be found on the right-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.