Dean
ESTATE AGENTS

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10 Wellmeadow

Staunton, GL16 8PQ

Offers Over £500,000

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An impressive four-bedroom detached family home, set in the ever-popular village of Staunton, offering spacious and versatile accommodation perfectly suited to modern family life.

Beautifully presented throughout, the ground floor offers a generous lounge, separate dining room, well-appointed kitchen, utility room and a handy cloakroom, creating a practical layout ideal for both day-to-day living and entertaining. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a superb master bedroom with its own en-suite shower room.

Outside, the property benefits from a level, enclosed lawned garden, ideal for families, children and outdoor enjoyment, with the added advantage of direct access into the adjoining woodland. To the front, a driveway provides off-road parking for two to three vehicles.

Staunton is a highly sought-after Forest of Dean village, positioned on the north-western edge of the district close to the England-Wales border. Enjoying a peaceful rural setting, it is conveniently located between Coleford and Monmouth, with excellent access via the A4136, making it well placed for commuting, schooling and everyday amenities. Surrounded by glorious countryside and woodland, Staunton is particularly popular with walkers and outdoor enthusiasts, with a variety of scenic routes and local beauty spots right on the doorstep.

Approached via a composite front door into:

Entrance Hallway:
8'6 x 13'7 (2.59m x 4.14m)
Double panelled radiator, stairs to first floor landing, doors to lounge, dining room, kitchen & cloakroom, power & lighting.

Cloakroom:
Hand wash basin with storage below, W.C., double panelled radiator, double glazed frosted window, lighting.

Lounge:
12'10 x 23'9 (3.91m x 7.24m)
Two double panelled radiator, dual aspect windows, feature fireplace with stone surround, TV point, power & lighting.

Dining Room:
8'10 x 16'9 (2.69m x 5.11m)
Double panelled radiator, double glazed composite window to front aspect, power & lighting.

Kitchen:
11'10 x 9'10 (3.61m x 3.00m)
A range of eye level and base units, space for fridge/freezer, one and a half sink with mixer tap and drainer unit, space for cooker, double glazed composite window to rear aspect, power & lighting, arch way to utility room.

Utility Room:
4'10 x 7'8 (1.47m x 2.34m)
Built in storage cupboard, space & plumbing for washing machine, space for dishwasher, boiler, sink, double glazed composite window to rear aspect, door to rear garden.

First Floor Landing:
10'4 x 9'0 (3.15m x 2.74m)
Smoke alarm, loft access, power & lighting.

Bedroom One:
9'6 x 16'4 (2.90m x 4.98m)
Double glazed composite window to front aspect, door to en-suite, double panelled radiator.

En-Suite:
6'9 x 4'6 (2.06m x 1.37m)
W.C., hand wash basin with storage below, double glazed frosted composite window, shaver point.

Bedroom Two:
13'3 x 9'2 (4.04m x 2.79m)
Double glazed wooden window to rear aspect, power & lighting, built in wardrobes, double panelled radiator.

Bedroom Three:
10'0 x 12'3 (3.05m x 3.73m)
Double glazed composite window to front aspect, power & lighting, built in wardrobes, double panelled radiator.

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Bedroom Four:
9'6 x 7'2 (2.90m x 2.18m)
Double glazed wooden windows to rear aspect, power & lighting.

Bathroom:
6'10 x 7'4 (2.08m x 2.24m)
Shower cubicle, hand wash basin with storage below & wall mounted mirror above, W.C., heated towel rail, double glazed wooden frosted window.

Garage:
19'4 x 16'6 (5.89m x 5.03m)
Two up and over doors, power & lighting.

Outside:
The property benefits from a generous, level lawned rear garden with direct access into the adjoining woodland, bordered by mature shrubs for privacy and greenery. A substantial patio provides the ideal space for outdoor dining and seating, with convenient access into the double garage and side access leading through to the driveway.

To the front, there is off-road parking for two to three vehicles, alongside an attractive lawned garden.

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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

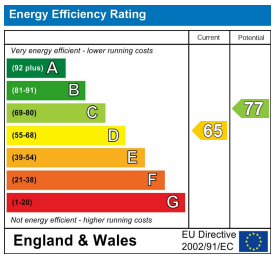
Terrain Map

Floor Plan

Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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The Property Ombudsman