

White House Chapel Lane
Churcham GL2 8AR

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £590,000

WHITE HOUSE is an EXTENDED THREE / FOUR DOUBLE BEDROOM DETACHED COTTAGE, SET in MATURE GARDENS of THIRD of an ACRE in a LOVELY RURAL LOCATION with STUNNING VIEWS. The property benefits from a DOUBLE CAR PORT with WORKSHOP and OFFERS SPACIOUS and VERSATILE ACCOMMODATION.

This popular village has a church, garage and primary school with the village of Huntley just 5 minutes drive away where amenities include a butchers, hairdressers, a primary school, garage, village hall, church and a public house. Local comprehensive schooling is available at Newent Community School or Dean Magna in Mitcheldean. Newent is approximately 7/8 miles away and the city centre of Gloucester approximately 4/5 miles where more facilities can be found.

Additional sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Front door leads into entrance vestibule:

VESTIBULE
5' x 6'6" (1.52m x 1.98m)
Glazed French doors to hallway. Door to Cloakroom:

CLOAKROOM
6'1" x 8'8" (1.85m x 2.64m)
WC, sink, front aspect window.

HALLWAY
14'8" x 8'2" (4.47m x 2.49m)
Stairs off, under stairs cupboard, tiled floor, coat cupboard, double radiator, door to lounge.

Door from the hallway leads into:

LOUNGE
21'2" x 11'5" (6.45m x 3.48m)
Exposed beams, open fireplace with log burner, Gigaclear point, two side aspect windows and French doors to:

SUN ROOM
14'7" x x 9'2" (4.45m x x 2.79m)
Lower brick walls, upper UPVC double glazing with polycarbonate roof, enjoying a lovely outlook with French doors leading to gardens. from entrance hallway door to:

KITCHEN / DINER
25'5" x 10'4" (7.75m x 3.15m)
Handmade wooden kitchen with part granite, part laminate work tops, tiled splash backs, built-in AGA, separate integrated cooker with four ring hob, space for free standing fridge / freezer, tiled flooring, radiator, spotlighting, front and rear aspect windows, alternate front door.

SITTING ROOM / BEDROOM FOUR
16'4" x 13'4" (4.98m x 4.06m)
Double radiator, wall light fittings, side aspect sliding doors, rear aspect window with lovely views over surrounding countryside.













UTILITY ROOM
8'8" x 5'7" (2.64m x 1.70m)
Stainless steel single drainer sink, base and wall mounted units, room for chest freezer, washing machine, wall mounted Grant oil-fired boiler, tiled floor, rear aspect window, UPVC double glazed door to gardens.

STAIRCASE LEADS TO FIRST FLOOR LANDING.

LANDING
Access to roof space, double doors to airing cupboard with hot water tank, shelving and storage space. Steps lead down to:

MASTER BEDROOM
19'7" x 11'5" (5.97m x 3.48m)
Beautiful exposed beamwork, built-in triple wardrobe, radiator, two side aspect windows looking over gardens surrounding fields and countryside. Steps lead up to double opening windows, which gives access to roof terrace where outstanding views over the surrounding countryside can be enjoyed.

BEDROOM TWO
12'5" x 10'4" (3.78m x 3.15m)
Single radiator, access to roof space and rear aspect window with beautiful views over surrounding countryside.

BEDROOM THREE
12'5" x 10'4" (3.78m x 3.15m)
Single radiator, access to roof space, front aspect window with pleasant outlook.

BATHROOM
8'2" x 6'8" (2.49m x 2.03m)
Wood panelled bath with built-in electric shower over, vanity wash hand basin with mixer tap, cupboard below, built-in WC, laminate flooring, single radiator, heated towel rail, front aspect window with lovely far reaching views.

SHOWER ROOM
8'2" x 5'3" (2.49m x 1.60m)
Large shower cubicle, Mira Sport electric shower, tiled splash backs, vanity wash hand basin, mixer tap, cupboard below, built-in WC, tiled floor and walls, radiator, chrome heated towel rail, rear aspect window with outstanding views through the valley.

OUTSIDE
To the front, a pedestrian gated access with pathway leads to the front door with canopy over. A pathway continues round the right-hand side of the property for any maintenance access, mature planted beds to the front. The pathway and gate continues round to main gardens which comprise of wrap around flagstone patio areas. To the rear of the property is the oil tank and access to utility room.

The plot size is almost a third of an acre, comprising of swathes of lawn, wildlife pond, planted beds surrounding, several mature trees including a specimen pine. To the bottom of the garden is a wood store area and DOUBLE CAR PORT / WORKSHOP with power and lighting, side aspect door and rear aspect windows. Gardens are enclosed by fencing and hedging which offers a good level of privacy and side onto open fields and countryside.

SERVICES
Mains water, electricity, oil fired central heating, septic tank.

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 - to be confirmed.

LOCAL AUTHORITY
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Council Tax Band: F
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.









VIEWING

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 Gloucester, take the A40 toward Ross-on-Wye. Upon entering the village of Birdwood, turn left into Chapel Lane and proceed along here for a short distance where the property is located on the right as marked with our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

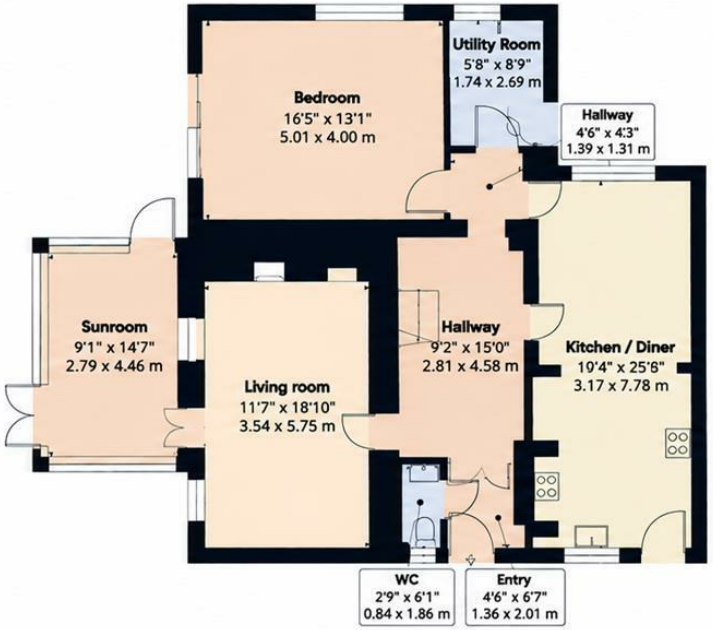
AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.









Ground Floor



First Floor



Car Port

Approximate total area

2307 ft²

214.3 m²

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

