



**FREEHOLD**

**£475,000**



**STONE COTTAGE, LITTLEDEAN HILL ROAD, CINDERFORD,  
GLOUCESTERSHIRE, GL14 2BW**

- FOUR BEDROOMS
- BALCONY
- TWO EN-SUITES
- TIERED GARDENS
- LARGE KITCHEN/DINER
- GAS CENTRAL HEATING (MAINS)
- FAMILY SHOWER ROOM
- AMPLE OFF ROAD PARKING

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# STONE COTTAGE, LITTLEDEANHILL ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BW

**WITH TRULY BREATHTAKING VIEWS AND GENEROUS SIZED ACCOMMODATION, KJT RESIDENTIAL HAVE PLEASURE IN BRINGING TO THE MARKET, "STONE COTTAGE" - A SPACIOUS, WELL SPECIFIED, MODERNISED AND EXTENDED HOME IN AN ELEVATED LOCATION ENJOYING MARVELOUS SCENERY.**

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities is also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto

Entrance door to -

**Hall:** Windows to front and stairs to lower ground floor, double doors to lounge.

**W.C.:** Two piece suite comprising pedestal wash hand basin, close box W.C., window to front, fitted mirror, extractor.

**Lounge: 16' 9" x 14' 5" (5.1m x 4.4m),** Spectacular room with wall to wall windows and doors, overlooking the Severn Vale with the Cotswolds beyond. There is a vaulted ceiling, radiator, downlights and window to side. Off the lounge is a balcony 16' 5" x 4' 11" (5m x 1.5m) with glass balustrade, enjoying the panoramic views from Evesham in the north, towards Bristol in the south and local land marks such as the 'Roman Camp', 'Chestnut Woods' and the Cotswold escarpment and Horseshoe bend.



**Kitchen/Diner: 18' 8" x 12' 2" (5.7m x 3.7m),** Open plan off the lounge having an excellent of contemporary wall and base level units including an island unit. There are glass tiled splash-backs and a colour coded Range cooker with hood over, along with integrated fridge/freezer, dishwasher and microwave. There is a cupboard housing the back-boiler, downlighters and windows to front and rear enjoying the views

From the hall, stairs lead to -

**Lower Ground Floor Hall:** Radiator.

**Bedroom One: 16' 5" x 9' 2" (5m x 2.8m),** Radiator, window to side, patio doors to terrace on which to enjoy the outlook. Ensuite 7' 3" x 6' 3" (2.2m x 1.9m) 1800mm shower cubicle with dual shower, vanity wash hand basin, W.C., towel rail radiator, extractor, tiling and fitted mirror.



**Bedroom Two: 12' 5" x 10' 10" (3.78m x 3.3m),** Radiator, door to terrace with views, window to rear.

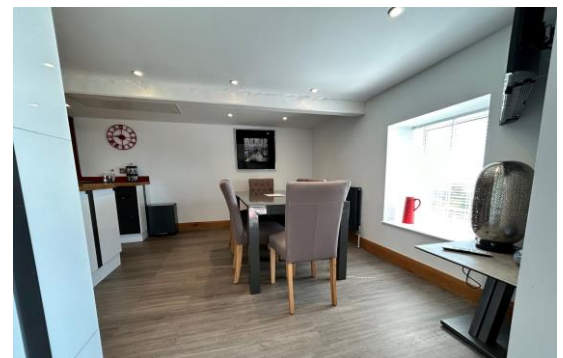
**Bedroom Three: 13' 5" x 6' 11" (4.1m x 2.1m),** Window with views, radiator.

**Bedroom Four (Guest suite): 13' 1" x 8' 2" (4m x 2.5m),** Radiator. This room leads to nursery/dressing room 7' 10" x 6' 7" (2.4m x 2m), radiator, window. En-suite Bathroom 6' 7" x 6' 3" (2m x 1.9m) fitted bath, W.C., pedestal wash hand basin, fitted mirror, tiling, towel rail radiator.

**Family Shower Room: 7' 7" x 6' 7" (2.3m x 2m),** Vanity wash hand basin, W.C., shower cubicle with dual shower, built-in cupboard, tiling towel rail radiator.

**Outside:** To the front there is a large paved parking area with room for cars and a motorhome. Side pedestrian access to gardens which are tiered with upper and lower terrace enjoying fantastic outlook and steps to a lower lawned area.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



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