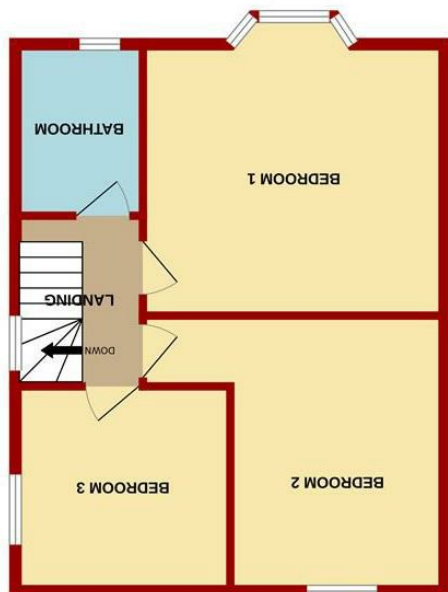
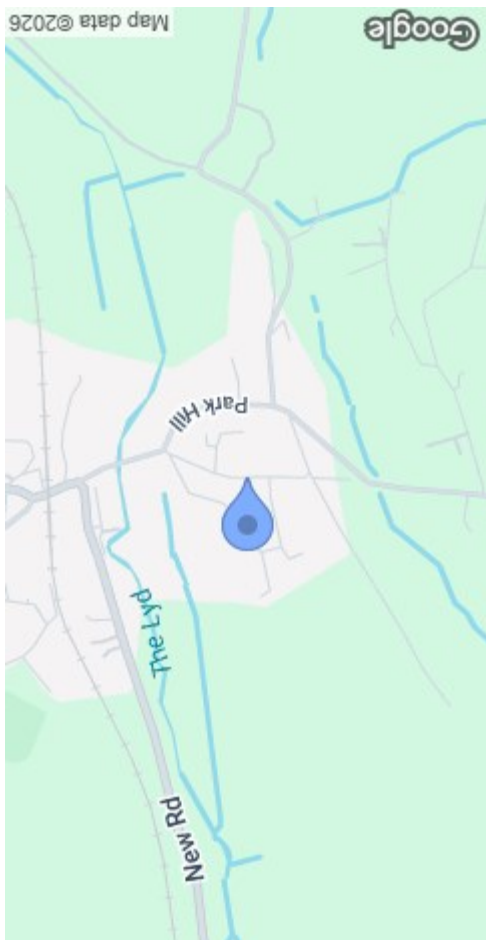




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (100-149) Green B (150-199) Yellow-Green C (200-249) Yellow D (250-299) Orange E (300-349) Red-Orange F (350-399) Red G (400-449) Dark Red



**Park House Parkhill**  
 Whitecroft, Lydney GL15 4PQ

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Offers Over £430,000

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.