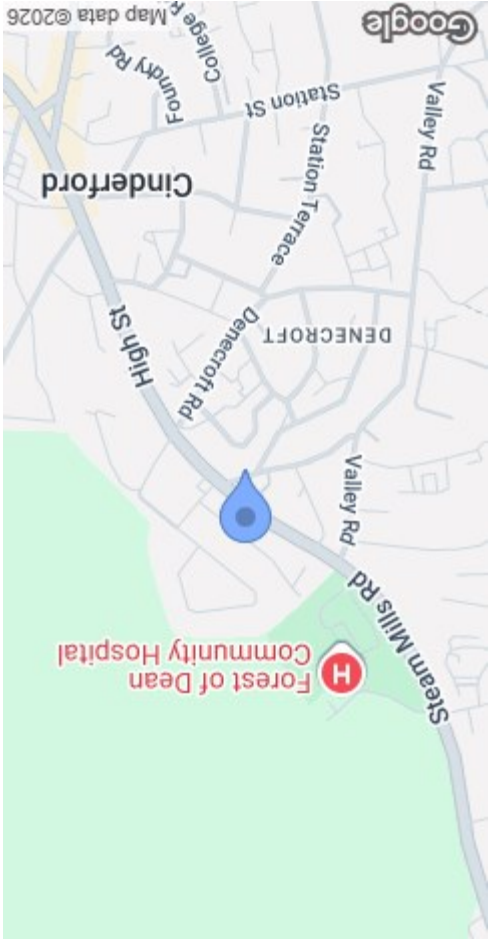




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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: 93-100 kWh/m <sup>2</sup> (low energy) - 100% B: 81-92 kWh/m <sup>2</sup> - 93% C: 69-80 kWh/m <sup>2</sup> - 81% D: 55-68 kWh/m <sup>2</sup> - 69% E: 45-54 kWh/m <sup>2</sup> - 55% F: 35-44 kWh/m <sup>2</sup> - 45% G: 1-34 kWh/m <sup>2</sup> (high energy) - 35%	 A: 100-149 g/kWh - 100% B: 150-199 g/kWh - 93% C: 200-249 g/kWh - 81% D: 250-299 g/kWh - 69% E: 300-349 g/kWh - 55% F: 350-399 g/kWh - 45% G: 400-449 g/kWh (high energy) - 35%



2 Seven Stars Road  
 Cinderford GL14 2TG

# £375,000

A CHARMING AND CHARACTERFUL THREE DOUBLE BEDROOM, TWO RECEPTION ROOM, TWO BATHROOM DETACHED COTTAGE dating back to 1867, offering SPACIOUS AND EXTENDED ACCOMMODATION arranged over two floors, ideal for family living. The property is set within a plot in excess of a FIFTH OF AN ACRE and enjoys LARGE SOUTH-FACING GARDENS, an ATTACHED DOUBLE GARAGE and OFF-ROAD PARKING.

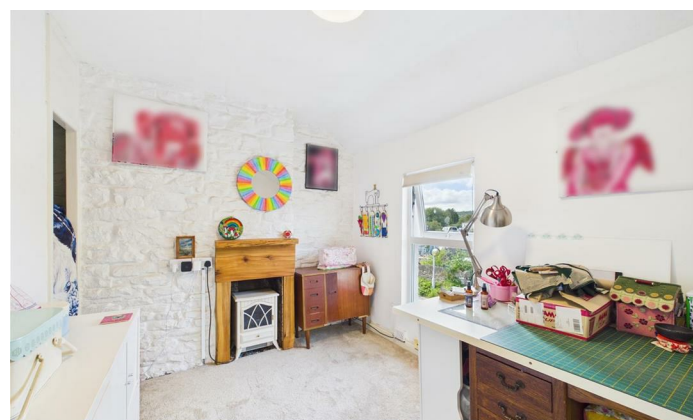
The accommodation briefly comprises LIVING ROOM, DINING ROOM, KITCHEN, BATHROOM, UTILITY/W.C. and CONSERVATORY to the ground floor, with MASTER BEDROOM WITH EN-SUITE SHOWER ROOM and TWO FURTHER BEDROOMS to the first floor. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED.

Dating from 1867, this characterful cottage offers spacious and flexible accommodation, with exposed beams and character features throughout. The generous plot (over 1/5 acre), mature private south-facing garden and attached double garage make this a rare opportunity in the heart of the Forest of Dean, within easy reach of Cinderford's amenities, schools, surgery and the community hospital.

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 14 miles (22.5 kms) east of the cathedral city of Gloucester.

The town centre offers a variety of shops, supermarkets, pubs, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including the new community hospital, schools, a library, a leisure centre with pool, and a local market.

Cinderford is surrounded by beautiful woodlands, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, the Dean Heritage Centre and the restored Dean Forest Railway.



The property is accessed from the front aspect via a solid wood door leading into;

## LIVING ROOM

20'5 x 10'11 (6.22m x 3.33m)

Character features include an original feature stone fireplace with wood burner set on a raised stone hearth and exposed beams, ceramic tiled flooring with underfloor heating, stairs ascend to the first floor landing, two front aspect windows. Steps lead down to the bathroom, an opening leads through to the dining room.

## BATHROOM

9'1 x 5'9 (2.77m x 1.75m )

Comprising a four piece suite including a panelled bath, corner shower cubicle with electric shower and tiled surround, close coupled w.c and pedestal washbasin unit. Additionally there is a radiator, tiled flooring, partly tiled walls and a skylight.

## DINING ROOM

13'6 x 9'3 (4.11m x 2.82m)

Feature exposed beams, radiator, tiled flooring, double doors lead through to the conservatory, a doorway leads through to the kitchen.

## KITCHEN

13'1 x 9'11 (3.99m x 3.02m)

A bespoke farmhouse-style kitchen comprising a range of farmhouse style fitted units with acrylic worktops and tiled splash-backs, inset ceramic sink unit with drainer, space for a freestanding cooker, dishwasher and fridge/freezer. Additionally there is a ceramic tiled floor, radiator, and dual aspect windows overlooking the garden. A hallway off the kitchen with a vanity washbasin unit, ceramic tiled flooring, radiator, side aspect window and stable door opening out to the garden leads to a w.c/utility.

## UTILITY / CLOAKROOM

Comprising a close coupled w.c with space and plumbing for a washing machine and a wall mounted gas-fired boiler.

## CONSERVATORY

12'4 x 10'11 (3.76m x 3.33m)

A bright conservatory overlooking the south-facing garden, creating an excellent additional reception space with laminate wood flooring, power and lighting. French doors open out to the garden.

FROM THE LIVING ROOM, STAIRS LEAD TO THE FIRST FLOOR.

## LANDING

Radiator, rear aspect window, doors lead off to the three bedrooms.

## BEDROOM ONE

10'10 x 9x6 (3.30m x 2.74mx1.83m)

Radiator, exposed floorboards, loft hatch, rear aspect window, door leads into;

## EN-SUITE

Comprising a mains fed corner shower cubicle, close coupled w.c and pedestal washbasin unit. There is also a radiator, exposed floorboards and obscured side aspect window.

## BEDROOM TWO

11'1 x 10'0 (3.38m x 3.05m)

A double room currently utilised as a home office, radiator, front aspect window.

## BEDROOM THREE

9'10 x 7'10 (3.00m x 2.39m)

A further double room currently utilised as a hobby room featuring an attractive handcrafted timber fireplace surround, over-stairs storage/hanging space, loft hatch, radiator and a front aspect window.

## PARKING AND DOUBLE GARAGE

To the front of the property is off-road parking for one/two vehicles that leads to the attached double garage accessed via an electric up and over door having power and lighting, personal door to the garden and two rear aspect windows, offering excellent storage, workshop or hobby potential. There is additional parking for one/two vehicles accessed via a pair of gates at the rear.

## OUTSIDE

A personal gate leads into a low walled front garden, with a side pathway and gate providing access to the rear garden and a useful stone-built outbuilding. A mature, established and private south-facing garden extending to over a fifth of an acre, with fruit trees and established planting. Various seating areas are positioned throughout the garden, providing ideal spaces to enjoy the sunny aspect.

## AGENT'S NOTE

Outline planning permission has previously been granted for the erection of one detached dwelling, planning permission reference is P0356/08/OUT.

## SERVICES

Mains electric and water, gas 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.

## LOCAL AUTHORITY

Council Tax Band: C  
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the turning signposted Cinderford and continue towards the town centre. Take the right turn into Seven Stars Road just before the petrol station where the property can be found after a short distance on the left.

## PROPERTY SURVEYS

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

