

Manor Lodge New Road
Mitcheldean GL17 0EP

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£425,000

Manor Lodge is an IMPRESSIVE THREE DOUBLE BEDROOM DETACHED VICTORIAN RESIDENCE, occupying a GENEROUS PLOT in a desirable position on the outskirts of Mitcheldean. This charming period home combines A WEALTH OF ORIGINAL CHARACTER FEATURES, including BEAUTIFUL VICTORIAN FIREPLACES, with SPACIOUS AND VERSATILE ACCOMMODATION, comprising TWO RECEPTION ROOMS AND TWO BATHROOMS, ideal for modern family living. Externally, the property boasts BEAUTIFULLY MAINTAINED PRIVATE GARDENS, AMPLE DRIVEWAY PARKING FOR NUMEROUS VEHICLES AND A DETACHED DOUBLE GARAGE, together with a FURTHER USEFUL OUTBUILDING, offering excellent potential for use as a HOME OFFICE, STUDIO OR HOBBY ROOM.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.



FRONT PORCH
Accessed via a modern composite door, period tiled floor, leads into;

ENTRANCE HALL
Period quarry tile floor, radiator, stairs leading to first floor landing, storage cupboard, doors lead into the sitting room, dining room and kitchen.

SITTING ROOM
12'00 x 12'00 (3.66m x 3.66m)
Wood burning stove, tv point, broadband point, radiator, front aspect window.

DINING ROOM
12'00 x 12'00 (3.66m x 3.66m)
Feature original Victorian fireplace with period surround, radiator, front aspect window.

KITCHEN
17'09 x 8'11 (5.41m x 2.72m)
Fully fitted range of eye and base level units with laminate worktops and inset stainless steel one and a half bowl sink with drainer. Integral electric oven, gas hob and extractor canopy. Space and plumbing for a washing machine, dishwasher and fridge/freezer. Newly fitted gas-fired combi boiler, windows to both sides and rear aspects overlooking the gardens. Side opening leads into;

HALL/UTILITY
9'03 x 5'01 (2.82m x 1.55m)
Wall mounted wash handbasin, space for a tumble dryer and further fridge/freezer, radiator, tiled flooring, door leads into the bathroom and a stable door leads into the boot room.

BATHROOM
9'03 x 6'03 (2.82m x 1.91m)
Modern white suite including a bath with electric shower over and wet board surround, vanity washbasin with integral low level w.c, radiator, obscured side aspect window.













BOOT ROOM

Ideal for storing coats and shoes, tiled floor, door leads to the rear of the property.

SPLIT LEVEL LANDING

Loft hatch to loft space, doors lead off to the three bedrooms, front aspect window.

BEDROOM ONE

12'00 x 11'09

Bespoke built-in wardrobes and shelving, feature fireplace with cast iron grate inset and wooden mantle, radiator, front aspect window with views towards fields, door leads into;

ENSUITE SHOWER ROOM

8'09 x 5'04 (2.67m x 1.63m)

Modern suite comprising a walk-in shower with tiled surround, low level w.c, pedestal hand basin with tiled splash-backs, electric panel heater, rear aspect window.

BEDROOM TWO

12'00 x 12'00 (3.66m x 3.66m)

Radiator, front aspect window with views towards fields.

BEDROOM THREE

11'11 x 8'11 (3.63m x 2.72m)

Built-in cupboard, radiator, side aspect window overlooking the garden.

DOUBLE GARAGE

18'10 x 17'00 (5.74m x 5.18m)

The double up and over doors give access to a small storage area to the front. A side door gives access into a storage room with power and lighting.

OUTSIDE

The large driveway is accessed via a five bar gate and provides parking for numerous vehicles. To the right side of the property is a covered patio area ideal for relaxing and entertaining, and a purpose built store. From here there is access to a slightly raised terrace and to the rear of the property is the storage room with power and lighting. To the left side of the property there is a lawn and attractive borders, a path and gate lead back out to the driveway.

DIRECTIONS
From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136 continue along here for approximately 200 yards where the property can be found on the right hand side.

SERVICES
Mains water, drainage, electricity, gas.

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 Water Authority

LOCAL AUTHORITY
Council Tax Band: D
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.

PROPERTY SURVEYS
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective









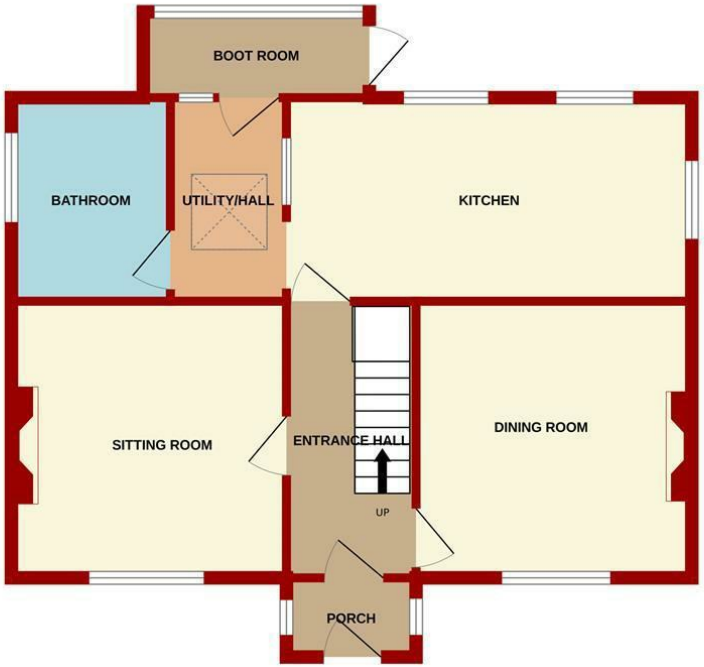
purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)







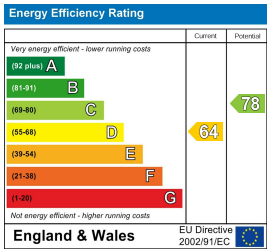
GROUND FLOOR

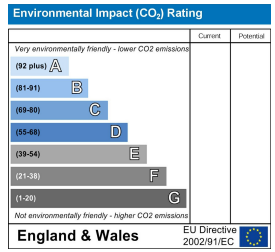


FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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