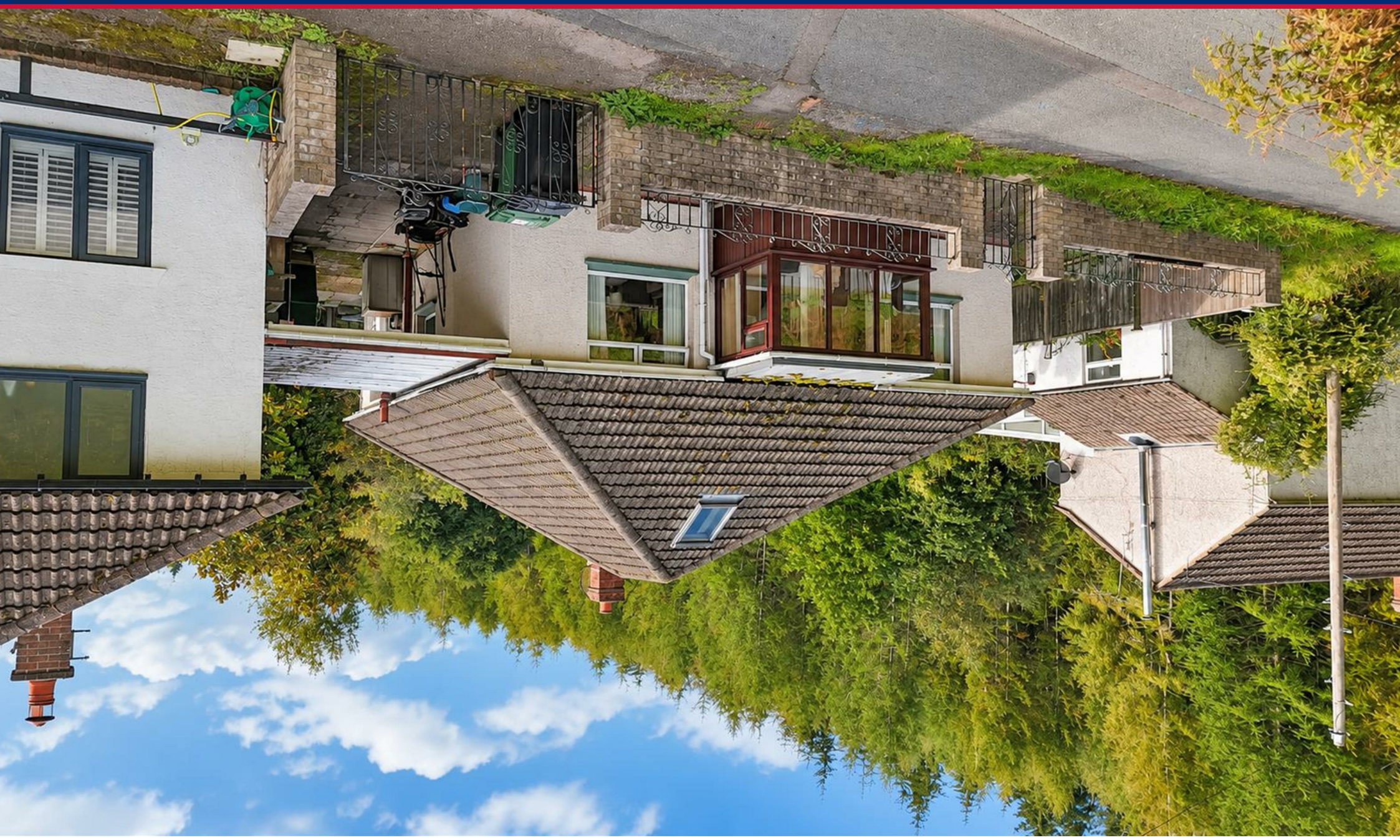
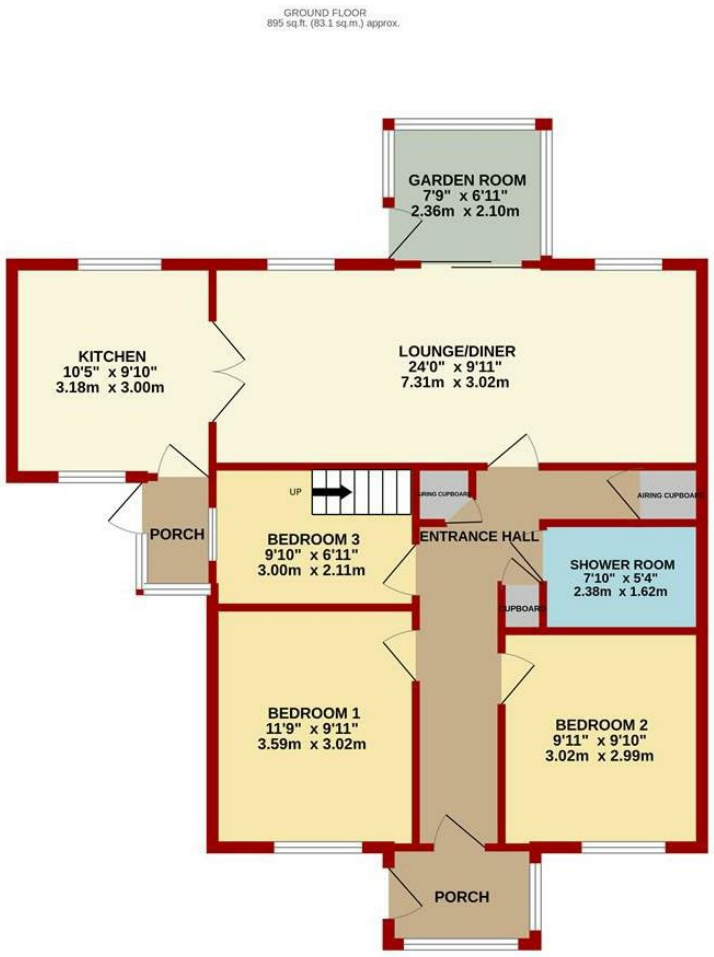
Kimberley Bungalow, Clements End
Coleford GL16 8LW

STEVE GOOCH
ESTATE AGENTS | EST 1985



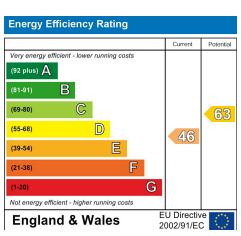


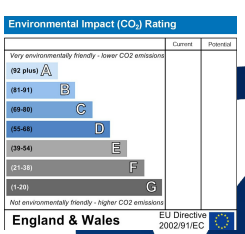
GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.

1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.

TOTAL FLOOR AREA : 1131 sq.ft. (105.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026







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.

£350,000

Situated in a PRIVATE WOODLAND SETTING, DETACHED THREE-BEDROOM BUNGALOW offering a SPACIOUS LOUNGE/DINER WITH OPEN FIREPLACE. Outside, there is a SOUTHEAST-FACING REAR GARDEN with patio, lawns, greenhouse and workshop/shed, together with a driveway and carport providing OFF-ROAD PARKING.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.















ENTRANCE PORCH
7'02 x 4'09 (2.18m x 1.45m)
Accessed via a double-glazed uPVC entrance door, the porch has double-glazed uPVC windows to the front and side aspects, power points and a further double-glazed door leading into the entrance hall.

ENTRANCE HALL
Doors lead to all three bedrooms, the shower room and the lounge/diner. The hallway also benefits from a radiator, power point, airing cupboard and separate storage cupboard.

BEDROOM ONE
9'11 x 11'09 (3.02m x 3.58m)
Fitted bedroom furniture, radiator, power points and a front-aspect double-glazed aluminium window.

BEDROOM TWO
9'10 x 9'11 (3.00m x 3.02m)
Radiator, power points and a front-aspect double-glazed aluminium window.

BEDROOM THREE
9'10 x 6'11 (3.00m x 2.11m)
Radiator, power point and a side-aspect double-glazed aluminium window. A wooden ladder provides access to the loft room above

LOFT ROOM
11'02 x 12'06 (3.40m x 3.81m)
Accessed via a wooden ladder from bedroom three, this versatile space offers potential for use as a hobby room, additional storage or occasional bedroom, subject to any necessary consents. The room benefits from a skylight, power point and a door leading to a storage cupboard. A further storage cupboard is located off the landing at the top of the ladder.

SHOWER ROOM
7'10 x 5'04 (2.39m x 1.63m)
Fitted with a walk-in double shower enclosure with mains-fed shower, WC and vanity wash hand basin. Further features include a heated towel rail, tiled floor, tiled walls, wooden panelled ceiling and a side-aspect double-glazed aluminium window.

LOUNGE/DINER
24'00 x 9'11 (7.32m x 3.02m)
A spacious reception room featuring a radiator, power points, television point and open fireplace. Two rear-aspect double-glazed aluminium windows provide views towards the garden, whilst sliding double-glazed aluminium doors open into the garden porch.

GARDEN ROOM
7'09 x 6'11 (2.36m x 2.11m)
A useful additional space with power points, double-glazed uPVC windows to the rear and side aspects, and a side-aspect double-glazed uPVC door providing access to the garden.

KITCHEN
9'10 x 10'05 (3.00m x 3.18m)
Accessed from the lounge/diner via glazed double wooden doors, the kitchen is fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops. There is space for a cooker, a single-bowl single-drainer sink unit with mixer tap, space and plumbing for a washing machine, and a built-in fridge and freezer. Additional features include power and appliance points, a radiator, wooden panelled ceiling, partially tiled walls, and double-glazed uPVC windows to the front and rear aspects. A frosted double-glazed uPVC door leads into the kitchen porch.

KITCHEN PORCH
3'06 x 5'06 (1.07m x 1.68m)
Featuring power points, double-glazed uPVC windows to the front and side aspects, and a side-aspect double-glazed uPVC door providing external access.

OUTSIDE
To the front of the property, double gates open onto a driveway beneath a carport, providing off-road parking for one vehicle. The front garden is paved and includes an external oil tank and oil-fired boiler. A pathway runs along both sides of the bungalow, leading to the rear garden.
The SOUTHEAST-FACING REAR GARDEN is a particularly attractive feature, enjoying sunshine across the rear of the bungalow. A large patio seating area extends across the width of the garden, with steps leading down to two lawned areas divided by a central pathway. The pathway continues to a greenhouse and a substantial workshop/shed. The garden is enclosed by fencing and enjoys a wonderful natural backdrop of surrounding woodland.
The setting is exceptionally private, quiet and peaceful, making this a superb spot to relax and enjoy the surrounding countryside.

AGENTS NOTES
The property was subject to historic subsidence resulting from a burst water pipe. The issue has since been rectified under an insurance claim. Prospective purchasers are advised to make their own enquiries and seek confirmation of the remedial works.

SERVICES
Mains - Water, Electricity 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 are to be confirmed.

LOCAL AUTHORITY
Council Tax Band: C
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
w3w: ///blockage.employ.vegans

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