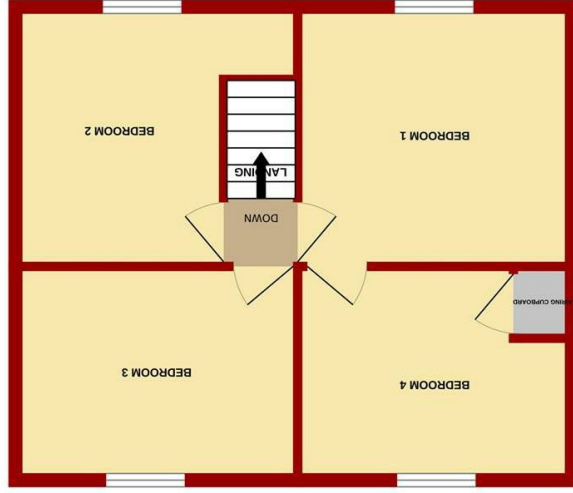
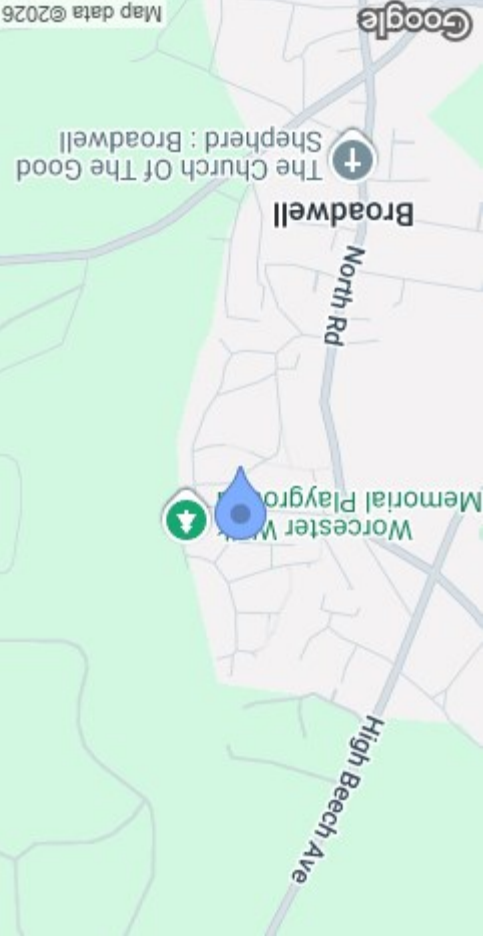


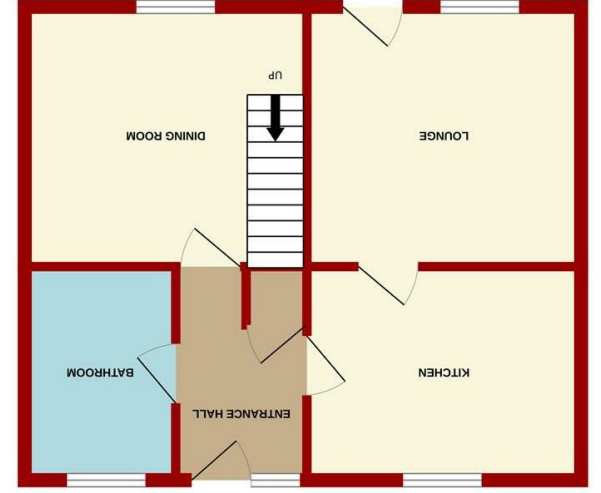


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 kWh/m <sup>2</sup> )	A (102 g/m <sup>2</sup> )
B (81-91 kWh/m <sup>2</sup> )	B (91-101 g/m <sup>2</sup> )
C (69-80 kWh/m <sup>2</sup> )	C (80-90 g/m <sup>2</sup> )
D (55-68 kWh/m <sup>2</sup> )	D (69-79 g/m <sup>2</sup> )
E (46-54 kWh/m <sup>2</sup> )	E (55-68 g/m <sup>2</sup> )
F (35-45 kWh/m <sup>2</sup> )	F (46-54 g/m <sup>2</sup> )
G (21-34 kWh/m <sup>2</sup> )	G (35-45 g/m <sup>2</sup> )



1ST FLOOR: 462 sq. ft. (42.9 sq.m.) approx.



GROUND FLOOR: 462 sq. ft. (42.9 sq.m.) approx.

TOTAL FLOOR AREA: 924 sq. ft. (85.9 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2026



12 Baynham's Walk  
 Broadwell, Coleford GL16 7DH

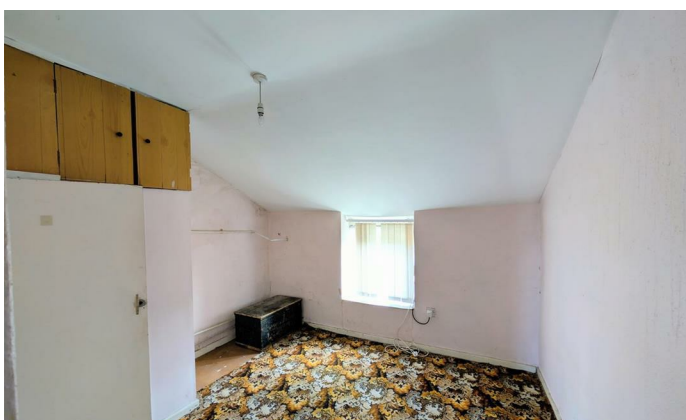
**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£350,000**

FOUR BEDROOM DETACHED COTTAGE occupying a GENEROUS CORNER PLOT, offering TWO RECEPTION ROOMS, OFF-ROAD PARKING FOR MULTIPLE VEHICLES and SIGNIFICANT SCOPE FOR EXTENSION OR REDEVELOPMENT (STPP), situated in a popular residential area of Broadwell, CLOSE TO WOODLAND WALKS.

The village of Broadwell offers a number of amenities to include a Social Club, Dance School and Karate Club, Church and Football Club.

The neighbouring town of Coleford, approximately 1 mile away offers further facilities to include 2 Golf Courses, Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



#### LOUNGE

11'06 x 10'11 (3.51m x 3.33m)

Accessed via a double-glazed uPVC front door. Featuring radiator, power points, television point, fireplace and front-facing double-glazed uPVC window.

#### DINING ROOM

11'10 x 10'11 (3.61m x 3.33m)

With radiator, power points, feature fireplace, storage cupboard and stairs rising to the first-floor landing. Front-facing double-glazed uPVC window.

#### REAR HALLWAY

8'11 x 5'10 (2.72m x 1.78m)

With radiator and storage cupboard, providing access to the kitchen and bathroom.

#### KITCHEN

10'05 x 8'11 (3.18m x 2.72m)

Fitted with base, wall and drawer-mounted units with rolled-edge worktops. Stainless steel single bowl sink with drainer, oil-fired boiler, radiator and power points. Rear-facing double-glazed uPVC window.

#### BATHROOM

8'10 x 5'08 (2.69m x 1.73m)

Fitted with a coloured suite comprising panelled bath, pedestal wash hand basin and WC. Tiled walls and rear-facing double-glazed UPVC window.

#### FIRST FLOOR LANDING

Providing access to all bedrooms.

#### BEDROOM ONE

11'07 x 10'11 (3.53m x 3.33m)

A double bedroom featuring radiator, power points, feature fireplace

and front-facing double-glazed uPVC window. Doorway leading through to Bedroom Four.

#### BEDROOM FOUR

10'06 x 9'00 (3.20m x 2.74m)

With radiator, power points, airing cupboard housing the hot water tank and rear-facing double-glazed uPVC window.

#### BEDROOM TWO

11'00 x 9'02 (3.35m x 2.79m)

Double bedroom with radiator, power points, feature fireplace and front-facing double-glazed uPVC window.

#### BEDROOM THREE

12'00 x 9'00 (3.66m x 2.74m)

Featuring radiator, power points and rear-facing double-glazed uPVC window.

#### OUTSIDE

The property occupies a generous corner plot with gated access leading onto a driveway providing off-road parking for multiple vehicles. The plot size offers excellent scope for extension, redevelopment or reconfiguration, subject to the relevant planning permissions, making this an ideal opportunity for those seeking a detached home with future potential.

#### SERVICES

Mains water and electricity. Oil-fired central heating. Drainage TBC.

#### 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:  
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 Coleford town centre proceed to the traffic lights and go straight over into Gloucester Road turning right onto Bakers Hill and proceed up the hill turning left onto North Road. After a short distance turn right into Worcester Walk and then left into Baynham's Walk where the property can be found along 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.