



Rosebay Meadow Nine Wells Road  
Berry Hill, Coleford GL16 7AT



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# Rosebay Meadow Nine Wells Road

## Berry Hill, Coleford GL16 7AT

£585,000

**A SUBSTANTIAL AND HIGHLY VERSATILE FIVE BEDROOM DETACHED HOME, measuring OVER 3500 SQ FT, offering EXTENSIVE ACCOMMODATION OVER THREE LEVELS, including a LOWER GROUND FLOOR WITH ANNEXE POTENTIAL. Enjoying PANORAMIC VALLEY VIEWS, GENEROUS OPEN PLAN LIVING, and FLEXIBLE MULTI-GENERATIONAL LAYOUT, the property further benefits from QUARTER OF AN ACRE PLOT, AMPLE OFF-ROAD PARKING, EV CHARGING, PRIVATE ENCLOSED GARDENS, and EXCELLENT HOME WORKING OPTIONS, making it ideal for FAMILIES, DUAL LIVING or INCOME POTENTIAL in a SOUGHT-AFTER SEMI-RURAL SETTING.**

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office. Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



## PORCH

11'00 x 5'09

Entered via a solid wooden front door. With side and rear aspect double glazed windows and internal glazed door leading into the main living space.

## OPEN PLAN KITCHEN / DINING / LIVING ROOM

33'09 x 13'11 (10.29m x 4.24m)

A superb, light-filled open plan space ideal for modern family living and entertaining.

The kitchen is fitted with a range of base, wall and drawer mounted units with granite work surfaces incorporating a one and a half bowl Smeg stainless steel sink unit. Integrated double ovens, integrated dishwasher, and fridge/freezer. Side and front aspect double glazed uPVC windows and double doors.

The dining area comfortably accommodates a family dining table and chairs and flows through to the living area, which features a log burner set on a tiled hearth. Rear and side aspect double glazed uPVC windows provide panoramic views across the valley.

## LOUNGE

13'09 x 13'07 (4.19m x 4.14m)

A comfortable reception room with radiator, power points and television point. Dual side aspect double glazed uPVC windows.

## CONSERVATORY

22'05 x 9'09 (6.83m x 2.97m)

With radiator, power points and double glazed windows to the front and side. Double glazed doors open onto a tiled seating area, ideal for indoor-outdoor living.

## BEDROOM ONE

13'10 x 13'08 (4.22m x 4.17m)

A generous double bedroom with radiator, power points and rear aspect double glazed uPVC window.

## DRESSING ROOM

11'00 x 5'05 (3.35m x 1.65m)

With space for fitted wardrobes and inset ceiling spotlights.







### EN-SUITE SHOWER ROOM

**10'06 x 3'11 (3.20m x 1.19m)**

Comprising a double shower enclosure with mains-fed shower, vanity wash hand basin, low level WC, heated towel rail, tiled splashbacks and inset ceiling spotlights.

### FIRST FLOOR LANDING

With power points and Velux roof light.

### BEDROOM TWO

**16'07 x 14'09 (5.05m x 4.50m)**

A spacious double bedroom with radiator, power points, eaves storage and two Velux roof lights.

### BEDROOM THREE

**11'07 x 16'06 (3.53m x 5.03m)**

Double bedroom with radiator, power points, eaves storage, two Velux roof lights and side aspect double glazed uPVC window.

### BEDROOM FOUR

**16'08 x 10'09 (5.08m x 3.28m)**

Further double bedroom with radiator, power points, eaves storage and two Velux roof lights.

### LOWER GROUND FLOOR – POTENTIAL ANNEXE

The lower ground floor offers exceptional versatility and scope, extending to approximately 1,213 sq ft. With some adaptation, it could be transformed into a fully self-contained annexe. Currently accessed via the lift from the main house, it also benefits from independent external access to both the games room and the office, making it ideal for multi-generational living, guest accommodation, or a private work-from-home suite.

### UTILITY ROOM

**11'08 x 13'00 (3.56m x 3.96m)**

Accessed via the lift. Fitted with base mounted storage units, one and a half bowl stainless steel sink, plumbing for washing machine, space for tumble dryer, oil-fired boiler, hot water tank, radiator and power points. Door to store room and doorway through to the games room.

### GAMES ROOM

**25'03 x 16'08 (7.70m x 5.08m)**

A large, versatile space with radiator and power points. Double doors open directly onto the garden. This area forms the core of a potential self-contained annexe.

## BEDROOM FIVE

13'07 x 11'07 (4.14m x 3.53m)

Double bedroom with radiator and power points.

## OFFICE / POTENTIAL KITCHEN AREA

15'01 x 13'08 (4.60m x 4.17m)

Currently used as an office but offering excellent flexibility. With radiator, power points, rear aspect double glazed uPVC windows and side aspect double glazed door. Ideal for conversion to a kitchen area if forming an annexe.

## STORE ROOM (GARAGE-SIZED)

A substantial storage space equivalent in size to a garage, fitted with power and lighting. Currently accessed internally from the games room, with potential for alternative use subject to requirements.

## OUTSIDE

Double gates open onto an exceptionally large driveway, providing off-road parking for eight vehicles or more, with ample space for turning. An electric vehicle charging point is installed, along with a greenhouse with power.

The front garden is mainly laid to lawn with a tiled seating area, raised beds with stone walling, and enclosed fencing. Pathways lead around the property to a raised balcony and down a block-paved driveway to the lower garden, which is fully enclosed and offers a large, private, low-maintenance outdoor space.

The lower garden can also be accessed directly from the games room and office, reinforcing the annexe potential and offering excellent flexibility for different lifestyles.

## SERVICES

Mains Water, Drainage, Electricity and Oil.

## 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: E  
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

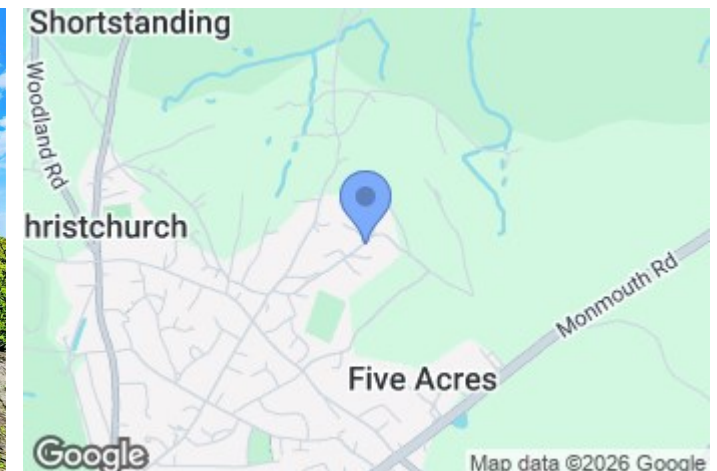
From our Coleford office, head towards Berry Hill Primary School located on Nine Wells Road. Carry on along Nine Wells Road and rear left where it is signposted 'Rosebay Meadow'. Continue down the lane and you will find the property on the left hand side via gated access.

## PROPERTY SURVEYS

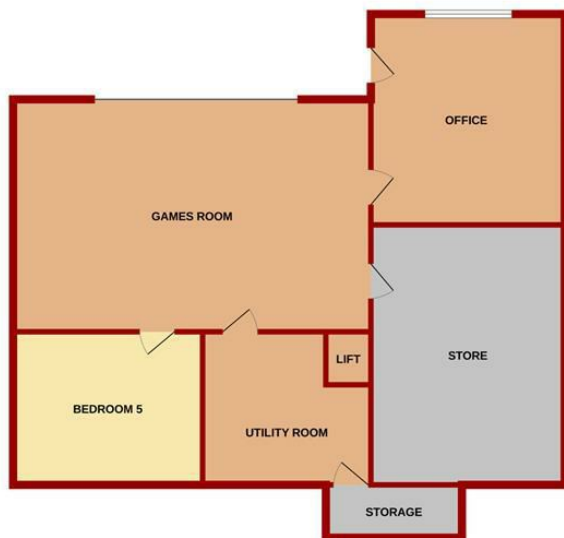
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

## AWAITING VENDOR APPROVAL

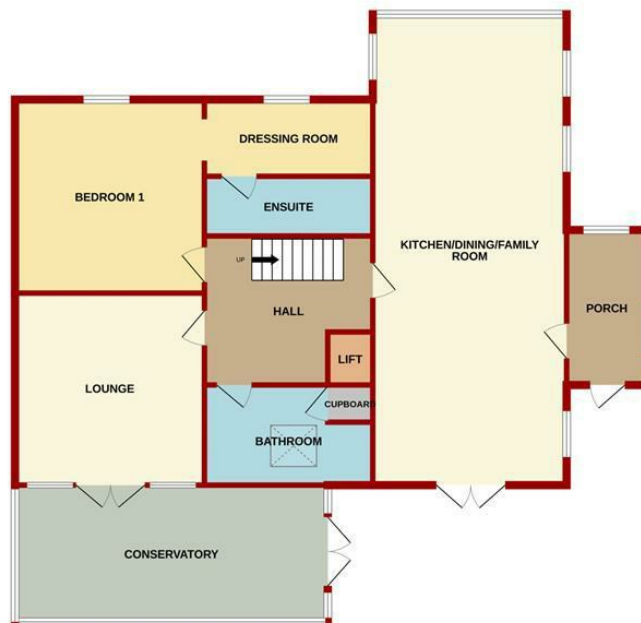
These details are yet to be approved by the vendor. Please contact the office for verified details.



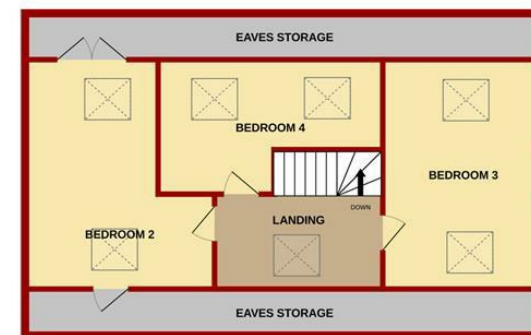
BASEMENT  
1213 sq.ft. (112.7 sq.m.) approx.



GROUND FLOOR  
1459 sq.ft. (135.6 sq.m.) approx.



1ST FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 3531 sq.ft. (328.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	







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