The Old Dairy Cottage. Grange Lane

Cinderford GL14 3NJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £500,000

Steve Gooch Estate Agents are delighted to offer for sale this IMMACULATELY PRESENTED DETACHED FOUR BEDROOM PROPERTY, showcasing a STYLISH OPEN-PLAN GROUND FLOOR LIVING SPACE with UNISTONE QUARTZ WORKTOPS and a DESIGNER WOOD BURNER as focal points. The property further benefits from a GATED DRIVEWAY PROVIDING PARKING FOR UP TO FOUR VEHICLES, SINGLE GARAGE, USEFUL GARDEN SHED, and ENCLOSED GARDENS.

The accommodation comprises: OPEN-PLAN LIVING SPACE, ENTRANCE HALL, UTILITY / DOWNSTAIRS SHOWER ROOM, and BEDROOM FOUR / HOME OFFICE to the ground floor, with THREE BEDROOMS and a FAMILY BATHROOM to the first floor.

Littledean is a village located in the Forest of Dean district of Gloucestershire, England. It is situated approximately 12 miles (19 kms) southwest of the cathedral town of Gloucester.

The village is home to several historic buildings and landmarks, including the 17th-century Littledean Hall, a Grade II listed building. Littledean Jail, a former house of correction now a museum, is another notable attraction in the village.

The village is surrounded by beautiful countryside and offers opportunities for outdoor activities. The nearby Forest of Dean provides ample trails for walking, cycling, and exploring nature. The Wye Valley, with its stunning landscapes and the River Wye, is also within reach.

It features a village shop, a fish and chip shop, car sales business, hairdresser, primary school, church, and pub with restaurant, which serve as important focal points for residents.

The property is accessed via a canopy porch leading to the grey woodgrain effect double glazed front door with obscure glazed panel inset, obscure glazed panel to side. This leads into the:

ENTRANCE HALL
14'04 x 6'03 (4.37m x 1.91m)
Stairs leading to the first floor, tiled flooring, wall mounted radiator, dado rail, coving, ceiling light, smoke alarm, power points, telephone point, central heating thermostat controls

HALLWAY
13'05 x 12'08 (4.09m x 3.86m)
Radiator, louvre door to the airing cupboard housing the domestic hot water boiler with slatted shelving space, doors into:

LOUNGE
13'05 x 12'08 (4.09m x 3.86m)
Ceiling light, ceiling rose, coving, wall mounted radiator, power points, feature log store area with slate top, inset woodburning stove, smoke/carbon monoxide alarm, continuation of the tiled flooring, front aspect upvc double glazed window with deep window ledges, views over the garden and towards countryside in the distance, opening into:

KITCHEN/DINING ROOM
23'06 x 9'11 (7.16m x 3.02m)
Kitchen- Inset ceiling spots, range of base and wall mounted units, unistone quartz leather finish worktops, matching upstands, belfast style sink unit with mixer tap fitting over, built-in four ring gas hob with extractor hood over, separate double ovens, integrated fridge freezer, power points, breakfast bar area, door leading into hallway.

Dining area- Ceiling light, ceiling rose, coving, wall mounted radiator, power points, tv point, continuation of the tiled flooring, rear aspect upvc double glazed window overlooking the rear garden, double glazed French door opening onto the rear garden.

BEDROOM FOUR/OFFICE
12'03 x 10'05 (3.73m x 3.18m)
Ceiling light, ceiling rose, coving, wall mounted radiator, power points, tv point, continuation of the tiled flooring, front aspect upvc double glazed window overlooking the front garden and parking area with views towards fields and countryside in the distance.

DOWNSTAIRS SHOWER ROOM/UTILITY

7'10 x 6'02 (2.39m x 1.88m)

White suite with close coupled w.c, quadrant shower cubicle with tiled enclosure, mains fed shower with conventional and drencher head, inset ceiling spots, extractor fan, unistone quartz leather finish worktop with Belfast style sink, matching splashback, built-in drainer, base cupboards, plumbing for automatic washing machine, wall mounted heated towel radiator, continuation of the tiled flooring, rear aspect upvc double glazed window.

From the entrance hall, stairs lead up to the:

LANDING

Ceiling light, ceiling rose, coving, access to roof space with drop down ladder, radiator, oak sliding doors giving access into a large wardrobe/storage area with hanging and shelving space, solid oak doors giving access into:

BEDROOM ONE

15'11 x 10'03 (4.85m x 3.12m)

Two ceiling lights, coving, radiator, power points, tv point, exposed timber window ledge, front aspect upvc double glazed upvc window with views over the front garden, parking area and towards countryside in the distance.

BEDROOM TWO

10'06 x 9'10 (3.20m x 3.00m)

Ceiling light, coving, power points, radiator, tv point, exposed timber window ledge, front aspect upvc double glazed window with views over the front garden, parking area and towards countryside in the distance.

BEDROOM THREE

12'04 x 8'06 (3.76m x 2.59m)

Ceiling light, coving, radiator, power points, rear aspect Velux roof light overlooking the rear garden with views towards fields and countryside in the distance.

BATHROOM

Whites suite with concealed cistern w.c, wall mounted wash basin with vanity cupboards beneath, monobloc mixer tap over, quadrant shower cubicle, mains fed shower with conventional and drencher head, inset ceiling spots, extractor fan, tiled walls and flooring, chrome heated towel radiators, access to eaves storage space, rear aspect Velux roof light with views towards fields and countryside in the distance.

SINGLE GARAGE & PARKING

17'00 x 9'02 (5.18m x 2.79m)

A block paved driveway is suitable for parking three to four vehicles.
The garage has an electric single up & over door to front, personal door and window, power, lighting, eaves storage space.

OUTSIDE

Wooden gates set between stone pillars open to the driveway and front garden, enclosed by stone walling and fencing. The front garden is laid to lawn with shrubs, bushes and a small tree, complemented by a rockery and a patio seating area to the left-hand side. There is gated access to the rear and exterior lighting, including soffit lighting.

A continuation of the block-paved pathway leads to a Mediterranean-inspired rear garden with a large wooden store shed, lawned area, planted borders, an outside power point and a generous flagstone patio with low dwarf-wall edging and further soffit lighting.

DIRECTIONS

From the Mitcheldean Office, proceed to the mini roundabout, turning left signposted to Gloucester. Turn immediately right signposted to Abenhall/Littledean. Follow this road, passing Dene Magna School. Continue along the lane, heading into the village of Littledean where the road merges with George Lane. Upon reaching the High Street, turn left followed by the first right onto Grange Lane where the property can be found on the left 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

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

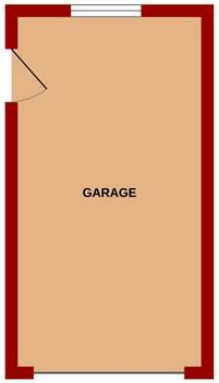
TENURE
Freehold.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

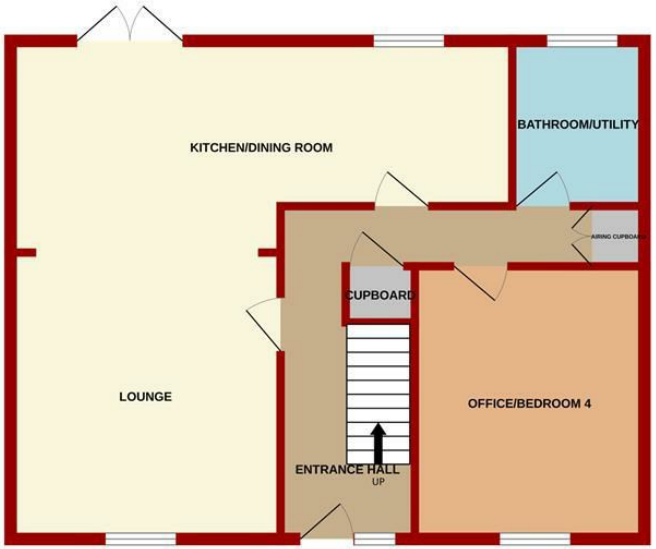
PROPERTY SURVEYS
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)

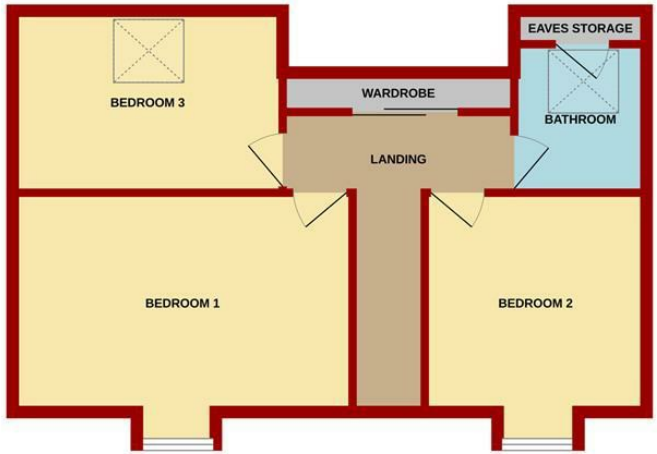
GARAGE



GROUND FLOOR



1ST 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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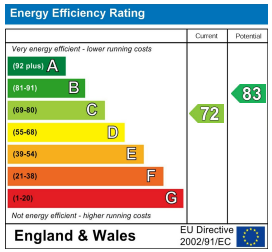

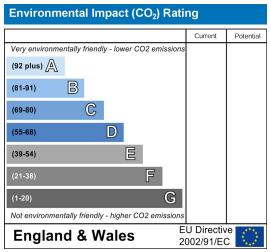

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.