



Kiplings Crow Ash Road  
Berry Hill, Coleford GL16 7RB



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Kiplings Crow Ash Road

## Berry Hill, Coleford GL16 7RB

Offers In Excess Of £475,000

**A rare opportunity to own this ARCHITECT-DESIGNED FIVE DOUBLE BEDROOM home BUILT IN 1985, offering 2,768 SQ FT of FLEXIBLE LIVING SPACE on a FIFTH OF AN ACRE plot in the sought-after village of BERRY HILL.**

The property features GENEROUSLY SIZED ROOMS, an ATTACHED GARAGE, and LARGE MATURE GARDENS, making it ideal for families or those needing space to grow. With a FLEXIBLE LAYOUT, the home is well-suited for MODERN LIVING, MULTI-GENERATIONAL NEEDS, or HOMEWORKING.

Set in a POPULAR RESIDENTIAL AREA, this spacious home combines PRIVACY, PRACTICALITY, and POTENTIAL in a peaceful village 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 which houses Pitchside Café.

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.





Property is accessed via a part glazed wooden door into:

### **ENTRANCE HALLWAY**

**3'10 x 25'11 (1.17m x 7.90m)**

Front aspect wooden window, radiator, power points, door into:

### **SHOWER ROOM**

**3'09 x 7'11 (1.14m x 2.41m)**

White suite comprising of WC, vanity wash hand basin, shower unit enclosed by tiling, radiator, front aspect wooden window, inset ceiling spotlights, tiled walls, extractor fan.

### **LOUNGE/DINER**

**21'03 x 17'10 (6.48m x 5.44m)**

Radiator, power points, TV point, coving, two front aspect double glazed upvc windows, rear aspect double glazed upvc sliding door out to the garden, internal door through to the garage.

### **KITCHEN**

**13'00 x 15'01 (3.96m x 4.60m)**

Range of wall, drawer and base mounted units, rolled edge worktops, integrated appliances to include a double oven, four ring electric hob with cooker hood above, space for fridge/freezer, space and plumbing for dishwasher, one and half bowl single drainer stainless steel sink unit with mixer tap above, wall mounted column radiator, inset ceiling spotlights, side aspect wooden windows, breakfast bar. Opening into:

### **UTILITY ROOM**

**7'05 x 3'00 (2.26m x 0.91m)**

Space and plumbing for washing machine, space for tumble drier, single bowl single drainer stainless steel sink unit with mixer tap above, wall mounted Viessmann gas fired boiler. Partly glazed wooden door through into:

### **SUNROOM**

**17'06 x 8'08 (5.33m x 2.64m)**

Power points, door into storage cupboard, side and rear aspect double glazed upvc windows, side aspect double glazed upvc door and rear aspect double glazed upvc sliding doors leading out to the garden. Sliding doors leading into:

### **STUDY**

**11'00 x 10'05 (3.35m x 3.18m)**

Power points, column radiator, coving. Opening through into:



## SITTING ROOM

22'09 x 13'04 (6.93m x 4.06m)

Column radiator, power points, side aspect double glazed upvc window. Rear aspect double glazed upvc sliding doors out to the garden.

From the hallway, door leading into:

## BEDROOM FIVE

8'05 x 12'05 (2.57m x 3.78m)

Column radiator, power points, front aspect double glazed upvc window.

STAIRS LEADING TO:

## HALF LANDING

Side aspect upvc double glazed window, stairs continue to the main landing.

## LANDING

Radiator, power points, storage cupboard which turns into eave storage, airing cupboard housing the hot water tank, Velux roof light. Door into:

## BEDROOM ONE

16'00 x 10'02 (4.88m x 3.10m)

Column radiators, power points, a triple and quadruple set of built in wardrobes fitted with a dressing table, front aspect upvc double glazed window. Sliding doors out to the sunroom and a door giving access into:

## EN-SUITE

6'08 x 6'06 (2.03m x 1.98m)

Double shower unit with mains shower attached, WC, pedestal wash hand basin, storage cupboard, tiled walls, Velux roof light.

## SUN ROOM

10'2" x 6'3" (3.10m x 1.93m)

Power points, rear aspect upvc double glazed windows overlooking the garden.

## BEDROOM TWO

11'09 x 10'02 (3.58m x 3.10m)

Radiator, power points, dado rail, coving. Upvc sliding doors out into:

## SUN ROOM

14'09 x 5'08 (4.50m x 1.73m)

Power points, side and rear aspect upvc double glazed windows.







### **BEDROOM THREE**

**12'11 x 8'08 (3.94m x 2.64m)**

Radiator, power points, dado rail, coving. Side aspect upvc doors onto a balcony.

### **BEDROOM FOUR**

**12'09 x 11'08 (3.89m x 3.56m)**

Radiator, power points, built in wardrobes and bedside tables, front aspect upvc double glazed window.

### **BATHROOM**

**11'07 x 7'09 (3.53m x 2.36m)**

White suite comprising large bath tub, separate shower unit with mains shower over, vanity wash hand basin, WC, radiator, partly tiled walls, Velux roof light.

### **OUTSIDE**

To the front, a block-paved driveway provides off-road parking for at least eight cars, with direct access to the integral garage. There is gated side access leading to a bin store and a walkway under the balcony, complete with an outside tap.

A pathway leads to a spacious patio that spans the full width of the property, accessible from both the sun room and sitting room. A second, more secluded patio can be accessed directly from the lounge, ideal for outdoor dining or relaxing.

The south-facing gardens are mainly laid to lawn, enclosed by fencing and hedging for privacy, and beautifully landscaped with mature shrubs, bushes, and trees. There's also a brick-built shed offering additional storage.

### **GARAGE**

**9'07 x 18'10 (2.92m x 5.74m)**

Accessed via an electric up and over door, power and lighting, personal door out to the rear garden.

### **SERVICES**

Mains Water, Mains, Gas, Mains Drainage, Mains Electricity.

### **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**

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

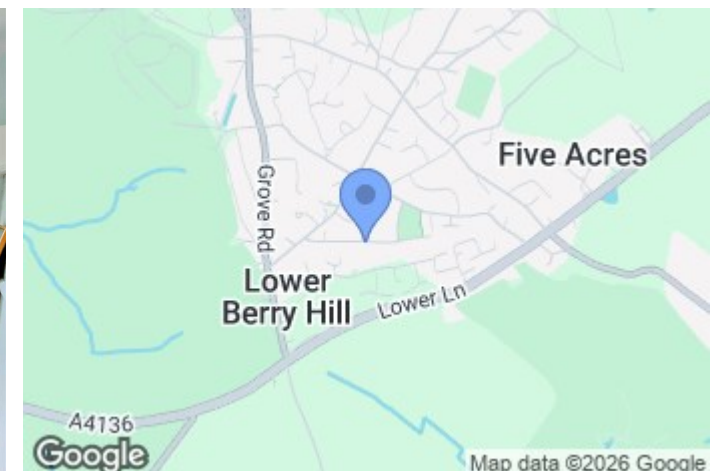
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From the Steve Gooch office in Coleford, head left onto St John's Street (B4228). After a short distance, turn right onto The Gorse, go straight over the crossroads onto Grove Road. Continue along Grove Road, then turn right onto Coverham Road. Follow Coverham Road for a short distance before turning right onto Crow Ash Road where the house 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)







GROUND FLOOR  
1726 sq.ft. (160.4 sq.m.) approx.



1ST FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 2766 sq.ft. (257.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-64) D				(55-64) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		82	84				





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