



The Woodlands Townsend
Mitcheldean GL17 0BE



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £385,000

*****VIRTUAL TOUR AVAILABLE*** A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM, TWO RECEPTION ROOM, TWO BATHROOM EARLY 19TH-CENTURY STONE COTTAGE, situated in the HEART OF MITCHELDEAN'S PRETTY CONSERVATION AREA and within WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS AND AMENITIES. This much-loved family home offers a charming blend of COMFORTABLE MODERN LIVING and CHARACTER FEATURES, together with a SUPERB LANDSCAPED GARDEN ideal for entertaining and al fresco dining. The property further benefits from AMPLE OFF-ROAD PARKING suitable for multiple vehicles, including a caravan or motorhome and PLANNING PERMISSION passed for the erection of a DETACHED DOUBLE GARAGE.**

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.



The property is approached from the front aspect via a glazed solid wood door leading into;

FRONT PORCH

Having space for shoe storage, triple aspect windows and an inner glazed solid wood door leading into;

ENTRANCE HALL

An inviting central hall with stairs ascending to the first floor, TLC wood plank flooring, radiator, doors lead off to the kitchen/breakfast room, dining room and living room.

KITCHEN / BREAKFAST ROOM

11'4 x 10'7 (3.45m x 3.23m)

Comprising a range of fitted contemporary units with laminate wood effect worktops and tiled splash-backs, inset stainless steel sink unit, built-in double electric oven, induction hob and extractor hood. There is also space for a fridge/freezer. Light floods in via the front aspect bay window, additionally there is a radiator and solid wood flooring. Opens through to the utility room.

DINING ROOM

11'6 x 9'8 (3.51m x 2.95m)

Feature fireplace with inset wood burning stove set on a stone hearth, radiator, front aspect window, double doors lead through to the living room.

LOUNGE

17'2 x 9'3 (5.23m x 2.82m)

Situated at the rear of the property this space is ideal for entertaining and relaxing having two seating zones, French doors that open out to the garden, radiators, TLC wood plank flooring.





UTILITY

9'6 x 6'8 (2.90m x 2.03m)

Fitted with wall and base units with laminate wood effect worktops and an inset stainless steel sink unit with drainer, built-in dishwasher, space for a washing machine and additional fridge/freezer. A large cupboard houses the Worcester gas-fired combi boiler and pressurised hot water cylinder. Tiled flooring, radiator, rear aspect door with window to side opens out to the garden. A door leads off to the w.c.

CLOAKROOM

Comprising a low level w.c, radiator and tiled flooring.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

GALLERIED LANDING

Radiator, loft hatch, doors lead off to the three double bedrooms and family bathroom.

BEDROOM ONE

11'11 x 11'9 (3.63m x 3.58m)

The master suite with Karndean flooring, radiator, front aspect window, step down to the dressing area with built-in wardrobe. A door leads into;

EN-SUITE SHOWER ROOM

6'6 x 6'1 (1.98m x 1.85m)

Comprising a walk-in mains fed shower cubicle with tiled surround, close coupled w.c and pedestal washbasin unit. There is a heated ladder towel rail and rear aspect skylight.

BEDROOM TWO

13'0 x 9'10 (3.96m x 3.00m)

A double room with a radiator and front aspect window.

BEDROOM THREE

11'10 x 9'10 (3.61m x 3.00m)

A double room with a radiator and two rear aspect windows overlooking the garden towards woodland.

FAMILY BATHROOM

9'8 x 7'8 (2.95m x 2.34m)

A large room with Jacuzzi bath having a tiled surround, close coupled w.c and wall mounted floating washbasin. Additionally there is a built-in airing cupboard, heated ladder towel rail, tiled flooring and obscured rear aspect window.

PARKING

Accessed via Old Dean Road and located at the very end, there is ample off-road parking to the rear of the garden accessed via a five bar gate with space for storing a caravan/motorhome.

OUTSIDE

The beautiful and private generous west-facing gardens are a real sun trap and enjoy a leafy outlook towards nearby woodland, being predominantly laid to lawn with attractive planted borders, mature shrubs and specimen trees. A variety of seating areas, including a decked barbecue terrace with a small raised pond, are ideally positioned to make the most of the sunshine. To the rear of the garden is a large parking area providing ample space for several vehicles, including a caravan or motorhome.

AGENT'S NOTE

The property has planning permission passed for the erection of a detached double garage with footings already in place. Councils reference number is BN1096/06.

SERVICES

Mains electric and water, gas 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.





LOCAL AUTHORITY

Council Tax Band: C
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.

DIRECTIONS

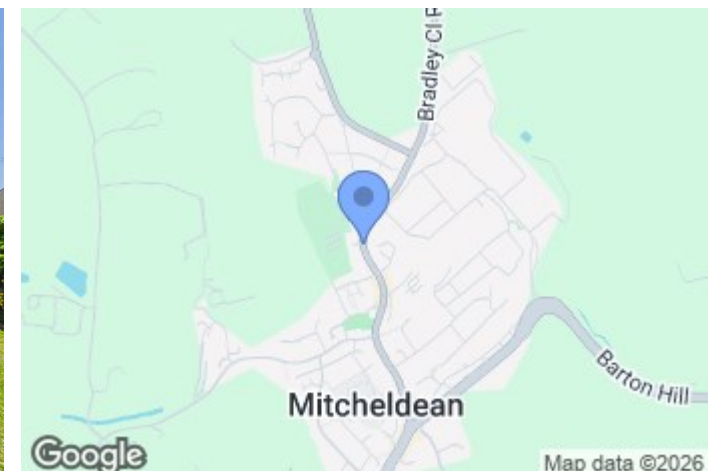
From our Mitcheldean office, proceed along the High Street in the direction of Ross on Wye. The property can be found on the left just after the turning for the community centre. The parking is accessed via Old Dean Road, at the very end of the road.

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1253 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

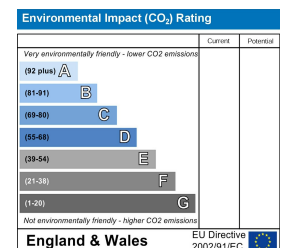
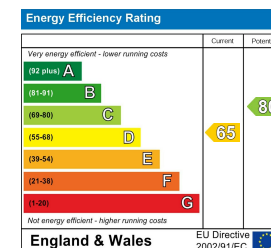
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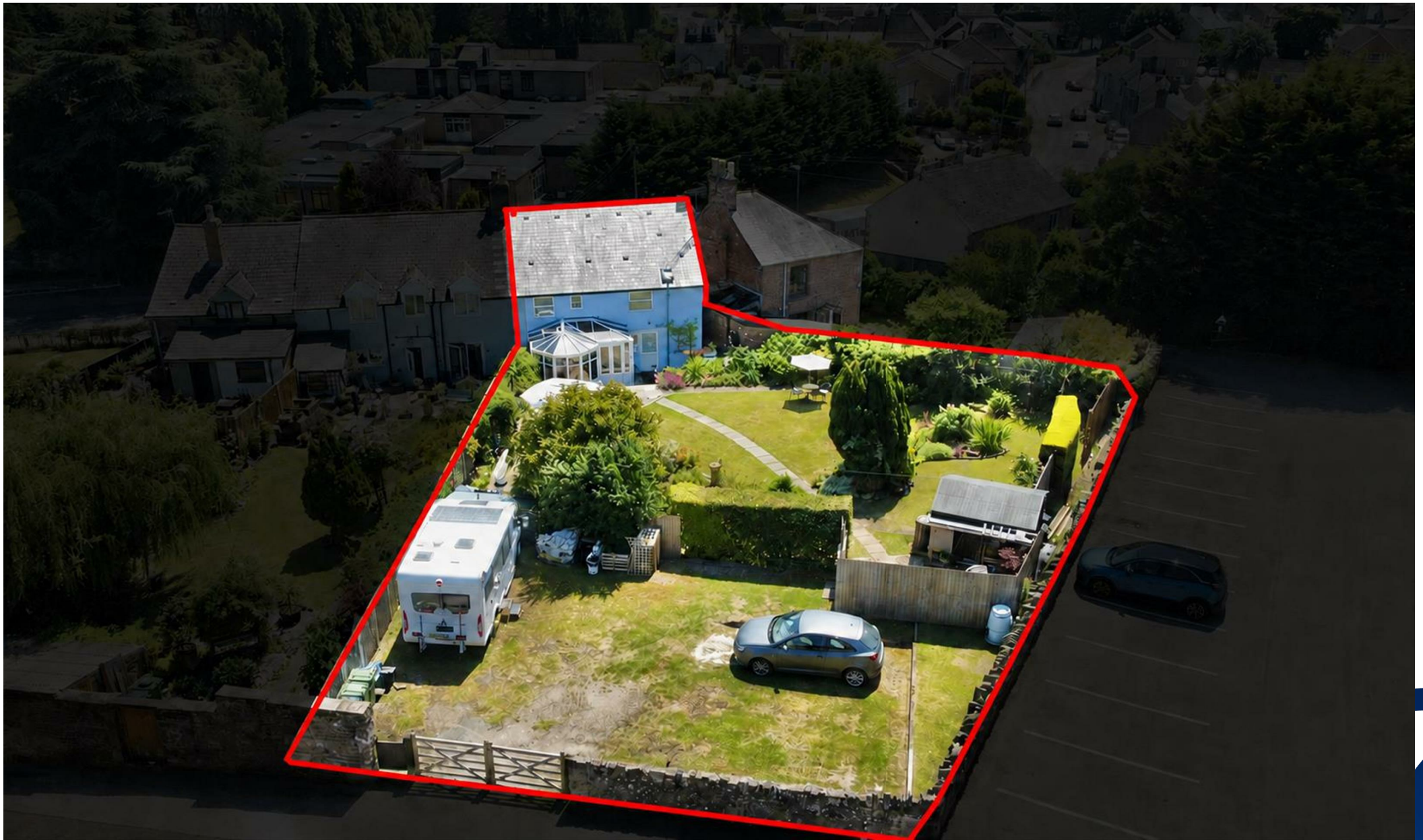
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.





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