



**R B WALTERS**  
ESTATE AGENTS



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*Woodville Road, Cinderford,  
Gloucestershire, GL14 2AY.*

£600,000

With an elevated position providing stunning, far-reaching views this exceptionally spacious home is immaculately presented and offers excellent opportunities for those seeking multi generational living.

This detached home has been significantly improved by the current owners and has been beautifully and tastefully finished to provide light and airy accommodation throughout which can be utilised in a multitude of ways to suit a larger family or those looking to provide safe and secure space for older dependents or family members.

The ground floor has a superb 22ft x 12ft kitchen/ diner with a almost similar size separate lounge on the other side of the hallway. Both rooms run entirely front to back of the house and enjoy the mesmerising views to the rear. There is also a WC on this floor. The first floor has 3 double bedrooms with the master having ensuite and there is also a family bathroom with bath and separate shower. Stairs from the ground floor hallway lead down to the lower ground floor level where you will find a further kitchen, bathroom and two good size rooms. Depending on the buyers requirements this could be a self contained annexe or used by elderly relative or an older dependent looking to gain independence whilst retaining the security and comfort of home living. The current owners use the additional kitchen as a utility room and the two rooms could either both be used as bedrooms or one bedroom and a living/ play room.

Outside the driveway provides ample parking for several vehicles and leads to the large garage measuring 26ft x 17ft. The rear of the garage has a plumbed toilet making it an ideal workshop for anyone looking to work from home. The rear garden is extremely good size with a good degree of privacy laid to lawn with a full width patio providing excellent entertaining space.

Located to a backdrop of The Black Mountains this stunning family home offers something for everyone and with its convenient location is certainly one to be considered.

Services - Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

#### *Ground Floor Hallway*

#### *Living Room*

19' 10" x 12' 3" (6.04m x 3.73m)

#### *Kitchen/Diner*

22' 4" x 12' 1" (6.80m x 3.68m)

#### *Cloakroom*

5' 9" x 5' 8" (1.75m x 1.73m)

#### *Lower Ground Floor*

#### *Hallway*

#### *Kitchen*

11' 4" x 9' 1" (3.45m x 2.77m)

#### *Bedroom/Sitting Room*

12' 7" x 12' 3" (3.83m x 3.73m)





#### **Bedroom**

12' 3" x 7' 8" (3.73m x 2.34m)

#### **Bathroom**

10' 3" x 7' 2" (3.12m x 2.18m)

#### **Rear Porch**

#### **First Floor Landing**

#### **Bedroom**

12' 8" x 12' 3" (3.86m x 3.73m)

#### **Ensuite**

7' 6" x 7' 0" (2.28m x 2.13m)

#### **Bedroom**

12' 3" x 9' 3" (3.73m x 2.82m)

#### **Bedroom**

12' 1" x 9' 2" (3.68m x 2.79m)



#### **Bathroom**

10' 7" x 10' 7" (3.22m x 3.22m)

#### **Outside**

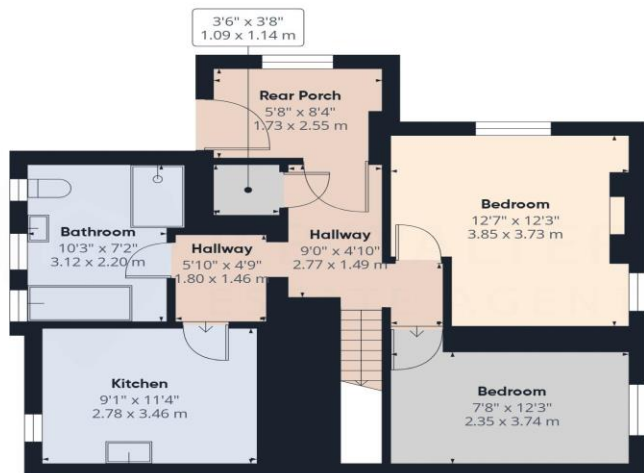
#### **Driveway Parking**

#### **Garage/Workshop**

26' 4" x 17' 0" (8.02m x 5.18m)

#### **Rear Garden**

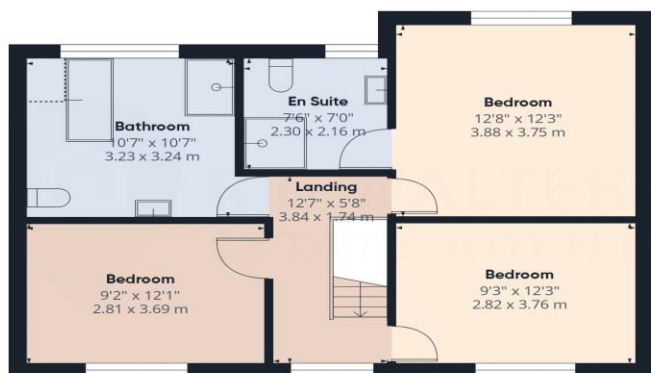




Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

1830 ft<sup>2</sup>  
169.9 m<sup>2</sup>

**Balconies and terraces**

57 ft<sup>2</sup>  
5.3 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

**GIRAFFE360**

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