

1 Bixhead Walk
Coleford GL16 7EB

STEVE GOOCH
ESTATE AGENTS | EST 1985

1 Bixhead Walk

Coleford GL16 7EB

£499,950

A CHARMING and CHARACTERFUL FOUR BEDROOM DETACHED FAMILY HOME dating back to 1850, enjoying a SOUGHT-AFTER VILLAGE LOCATION in Broadwell, boasting SPACIOUS AND VERSATILE LIVING ACCOMMODATION, THREE RECEPTION ROOMS, a BEAUTIFULLY LANDSCAPED AND PRIVATE REAR GARDEN, and the added benefit of POTENTIAL OFF-ROAD PARKING TO THE REAR with a SUMMER HOUSE. Brimming with PERIOD FEATURES and a STUNNING FULL-WIDTH STONE FIREPLACE, this delightful home offers a wonderful blend of character, practicality and beautifully maintained gardens.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.

Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



ENTRANCE HALL
4'05" x 4'02" (1.35m x 1.27m)
Accessed via a part double glazed uPVC entrance door. Quarry tiled flooring, stairs to the first floor, doors to the dining room and snug.

DINING ROOM
12'04" x 11'08" (3.76m x 3.56m)
Radiator, power points, attractive wooden wall panelling, front aspect double glazed uPVC window and an internal window overlooking the living room, allowing plenty of natural light to flow through the property.

REAR HALLWAY
Tiled flooring with doors leading to the kitchen/breakfast room, shower room and living room.

KITCHEN / BREAKFAST ROOM
16'09" x 11'11" (5.11m x 3.63m)
Fitted with a range of pine base, wall and drawer mounted units with rolled edge worktops incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven with five-ring gas hob and stainless steel extractor hood over, space for a fridge/freezer, plumbing for a washing machine, part tiled walls, Worcester combination boiler housed within a cupboard, front aspect double glazed uPVC window and rear aspect double glazed uPVC door leading to the covered porch.

SHOWER ROOM
6'11" x 3'07" (2.11m x 1.09m)
Comprising a shower cubicle with mains shower, low level WC, wall mounted wash hand basin, tiled flooring, tiled walls and extractor fan.

LIVING ROOM
22'03" x 11'02" (6.78m x 3.40m)
A fantastic family room featuring an impressive full-width stone fireplace with open fire, stone TV stand and built-in stone shelving. Radiator, power points, television point, rear aspect double glazed uPVC window and sliding patio doors opening onto the rear garden.













SNUG
12'05" x 11'00" (3.78m x 3.35m)
A cosy additional reception room with radiator, power points, front aspect double glazed uPVC window and an under stairs storage cupboard.

FIRST FLOOR LANDING
Power points, loft access and front aspect double glazed uPVC window.

BEDROOM ONE
11'07" x 10'11" (3.53m x 3.33m)
Radiator, power points and rear aspect double glazed uPVC window.

BEDROOM TWO
11'08" x 8'11" (3.56m x 2.72m)
Radiator, power points and rear aspect double glazed uPVC window.

BATHROOM
8'06" x 5'10" (2.59m x 1.78m)
Panelled bath with shower over and tiled surround, low level WC, pedestal wash hand basin with tiled splashback, radiator and rear aspect double glazed uPVC window.

BEDROOM THREE
12'09" x 8'10" (3.89m x 2.69m)
Radiator, power points and front aspect double glazed uPVC window.

BEDROOM FOUR
12'10" x 11'00" (3.91m x 3.35m)
Radiator, power points, built-in wardrobes and front aspect double glazed uPVC window.

OUTSIDE
The property is approached via an original wrought iron gate with a stone chipping pathway leading to the front entrance. A delightful enclosed front garden sits to one side, screened by mature hedging and fencing, creating a wonderfully private seating area enjoying the morning sunshine.

The beautifully maintained 100ft rear garden is undoubtedly a standout feature, with established flower borders, mature shrubs and a generous lawn creating a peaceful and colourful setting. A further block paved area to the rear is accessed via double gates and offers potential off-road parking or caravan storage, with a right of way providing vehicular access. Completing the garden is a summer house (13'09" x 7'00") with power and lighting, an adjoining garden shed (6'01" x 7'00") and an enclosed log store/storage area.

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: E
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Steve Gooch Coleford office, proceed to the traffic lights and continue straight onto Gloucester Road. Follow the road for approximately one mile, passing Forest Hills Golf Club, and continue onto Speech House Road. Turn right into South Road, then take the left turning into Bixhead Walk, where the property can be found on the left hand side.

PROPERTY SURVEYS

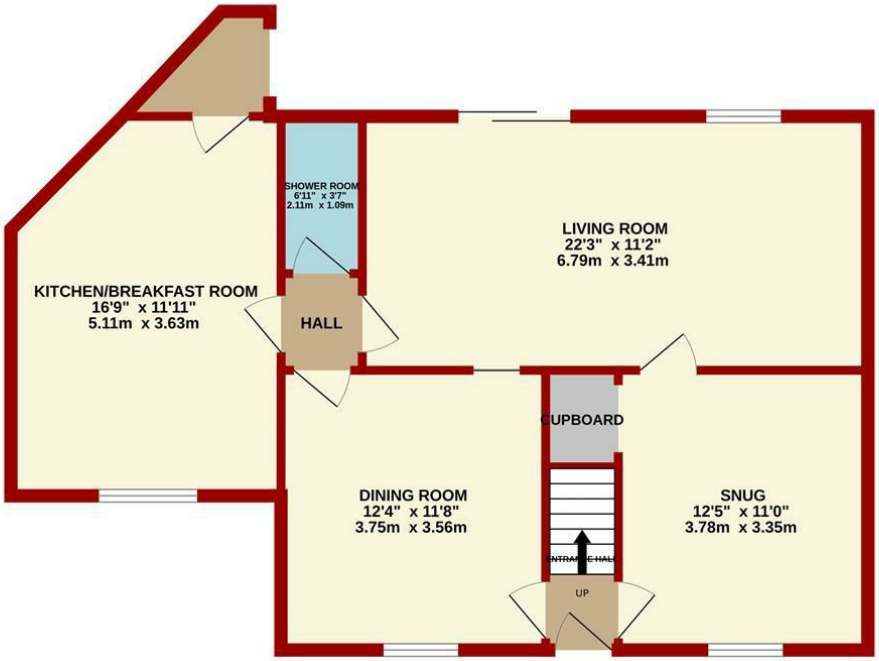
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



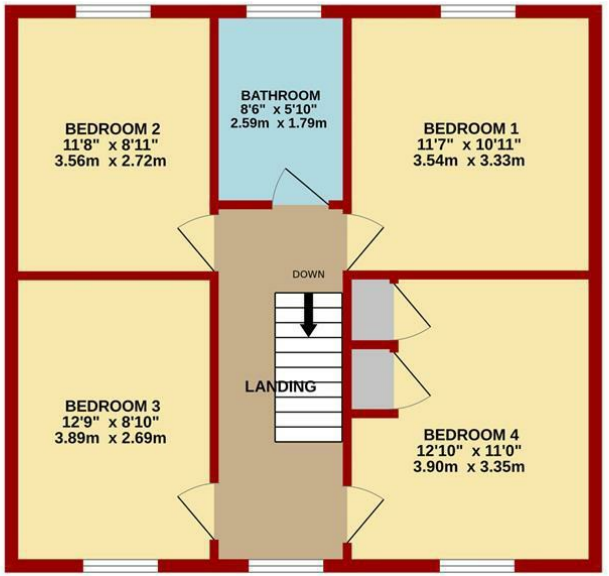




GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.

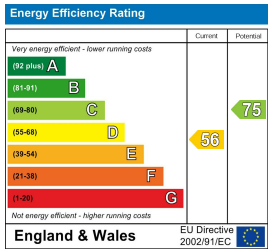


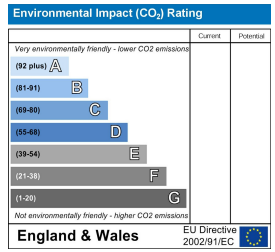
1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026





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.

