



# VIEWINGS SUSPENDED

**Due to high demand for this property, we have made the decision to suspend viewings.**

**If you have already enquired about this property, we will get back to you in due course.**

**Thank you for your patience.**

Abbots Road, Cinderford, GL14 3BN

£1,700 Per Month





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# Abbots Road

Cinderford, GL14 3BN

- DETACHED PROPERTY
- FAR REACHING VIEWS TOWARD COTSWOLDS AND WELSH MOUNTAINS
- LEVEL GARDENS
- KITCHEN & UTILITY ROOM
- 4 / 5 BEDROOMS
- 3 SHOWER / BATHROOMS
- SOLAR PANELS/GAS HEATING SYSTEM
- AMPLE OFF ROAD PARKING

Dean Estate Agents bring to the rent market; this stunning 4/5 Bedroom Detached Home with Estuary and Mountain Views.

Set in a prime elevated position, this spacious detached home offers breath-taking views over the Severn Estuary and the Welsh mountains. Designed to make the most of its spectacular outlook, the main living accommodation is located on the first floor, where you'll find a bright and airy lounge/diner and a well-equipped fitted kitchen with dining area — perfect for entertaining or relaxing while soaking in the scenery.

The first floor also features a generous master bedroom, a modern shower room, and a versatile study or fifth bedroom.

On the ground floor, three additional well-proportioned bedrooms provide flexible family living, one of which benefits from an en suite bathroom. A separate shower room and utility room add further practicality.

This eco-conscious home includes solar thermal panels for hot water and photovoltaic panels for energy efficiency. Outside, there are level gardens, ideal for entertaining, and ample parking for multiple vehicles.

With its generous layout, sustainable features, and outstanding views, this is a superb opportunity for families seeking a comfortable and versatile home in a desirable setting.



Entrance Porch :	5'1" x 6'0" (1.56 x 1.83)
Entrance Hall :	13'9" x 6'9" (4.21 x 2.08)
Bedroom One :	16'2" x 10'1" (4.95 x 3.08)
En-Suite Bathroom :	9'11" x 6'2" (3.03 x 1.89)
Inner Hall :	2'7" x 8'6" (0.80 x 2.60)
Bedroom Two :	9'10" x 10'11" (3.01 x 3.34)
Shower Room :	9'10" x 5'4" (3.02 x 1.65)
Bedroom Three :	10'8" x 7'10" (3.27 x 2.40)
Utility Room :	7'10" x 7'10" (2.39 x 2.40)
First Floor Landing :	
Living Room/Dining Room :	18'1" x 22'6" (5.52 x 6.87)
Kitchen :	18'2" x 10'11" (5.54 x 3.33)
Bedroom Four :	13'2" x 17'4" (4.02 x 5.30)



Study/Bedroom Five : 6'1" x 8'11" (1.87 x 2.74)  
Shower Room : 8'6" x 4'10" (2.61 x 1.48)  
Outside :

Directions





## Floor Plans



**Approximate total area<sup>(1)</sup>**  
 1908.01 ft<sup>2</sup>  
 177.26 m<sup>2</sup>

**Reduced headroom**  
 30.14 ft<sup>2</sup>  
 2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

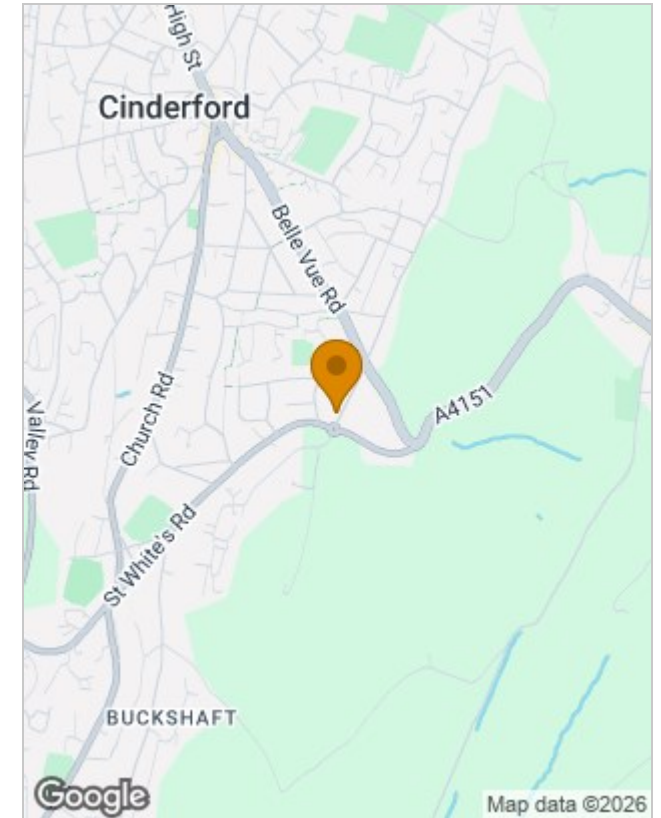
Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

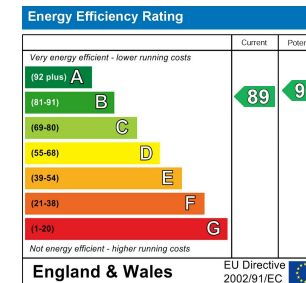
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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