



6 Clays Road
Sling, Coleford GL16 8LJ

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

6 Clays Road

£325,000

Sling, Coleford GL16 8LJ

A BEAUTIFULLY PRESENTED and DECEPTIVELY SPACIOUS CHARACTER COTTAGE combining an abundance of ORIGINAL FEATURES with modern comforts, offering a STUNNING FARMHOUSE-STYLE KITCHEN/DINER, BRIGHT AND SPACIOUS LOUNGE, UNDERFLOOR HEATING TO THE GROUND FLOOR and OWNED SOLAR PANELS. Occupying a GENEROUS PLOT with EXTENSIVE DRIVEWAY PARKING, DETACHED GARAGE and PRIVATE GARDENS BACKING ONTO OPEN FARMLAND, this delightful home offers IDYLIC COUNTRYSIDE LIVING and is OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Sling is located in the delightful Forest of Dean, just outside of the historic market town of Coleford. 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 with further education.



APPROACHED VIA A DOUBLE GLAZED SLIDING DOOR INTO:

CONSERVATORY

16'3" x 7'6" (4.95m x 2.29m)

Quarry tiled flooring, power points and front aspect double glazed UPVC windows, creating an ideal entrance porch or seating area.

KITCHEN/DINER

20'1" x 17'11" (6.12m x 5.46m)

A true focal point of the home, this impressive farmhouse-style kitchen is full of charm and character, comprising solid wooden base units with matching worktops, Belfast sink, inset Range cooker within an attractive fireplace, exposed stonework, feature fireplace, exposed ceiling beams, tiled flooring and space for a freestanding fridge/freezer. Solid wooden staircase leading to the first floor with useful under-stairs storage cupboard.

LOUNGE

18'9" x 13'0" (5.72m x 3.96m)

A bright and welcoming reception room enjoying exposed ceiling beams, television point, power points, front and side aspect double glazed windows and double doors opening directly onto the rear garden.

FAMILY BATHROOM

8'9" x 8'2" (2.67m x 2.49m)

White suite comprising corner bath, low level WC and pedestal wash hand basin with tiled splashback. Heated towel rail, airing cupboard housing space and plumbing for a washing machine together with the wall-mounted Worcester combination boiler, inset ceiling spotlights, extractor fan, Velux roof light and rear aspect double glazed window.

STAIRS LEAD TO THE FIRST FLOOR LANDING

Side aspect double glazed window and doors leading to both bedrooms.





BEDROOM ONE

16'6" x 9'11" (5.03m x 3.02m)

A generous double bedroom with radiator, power points, television point and two front aspect double glazed windows.

EN-SUITE SHOWER ROOM

8'4" x 7'5" (2.54m x 2.26m)

Comprising shower cubicle with mains-fed shower, low level WC and pedestal wash hand basin with tiled splashback. Built-in storage cupboard, radiator, inset ceiling spotlights, extractor fan and Velux roof light.

BEDROOM TWO

12'9" x 10'0" (3.89m x 3.05m)

Another spacious double bedroom benefiting from radiator, power points, storage cupboard, rear aspect double glazed window and Velux roof light.

EN-SUITE SHOWER ROOM

8'7" x 3'1" (2.62m x 0.94m)

Fitted with shower cubicle with electric shower, low level WC and pedestal wash hand basin with tiled splashback. Radiator, storage cupboard, inset ceiling spotlights, extractor fan and Velux roof light.

OUTSIDE

The property is approached via double wooden gates leading onto a substantial driveway providing off-road parking for numerous vehicles and giving access to the garage.

DETACHED GARAGE

25'06 x 11'08 (7.77m x 3.56m)

Fitted with electric roller door, power, lighting and personal door to the rear.

REAR GARDEN

The generous gardens are predominantly laid to lawn, bordered by mature flower beds and shrubs, as well as a lovely patio seating area enjoying an excellent degree of privacy whilst backing directly onto open farmland, creating a wonderful semi-rural setting.

AGENTS NOTES

Under floor heating throughout downstairs.

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 - Rates to be arranged.

LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

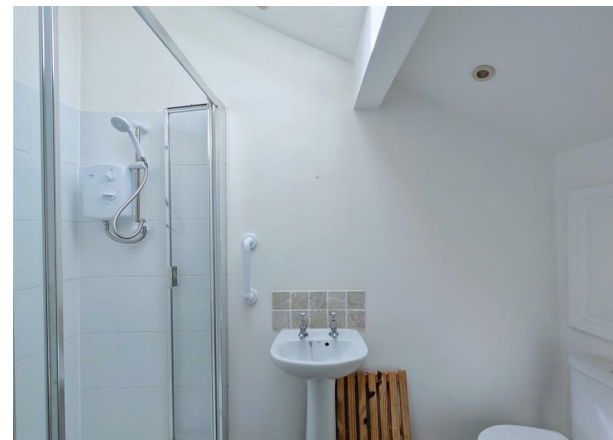
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Coleford office proceed to the traffic lights turning right on Old Station Way, continue out of Coleford proceeding straight over the lights towards Sling, take the turning left into Sling at the cross roads turn right and then the first left into Clays Road where the property can be found on the right hand side via our for sale board.

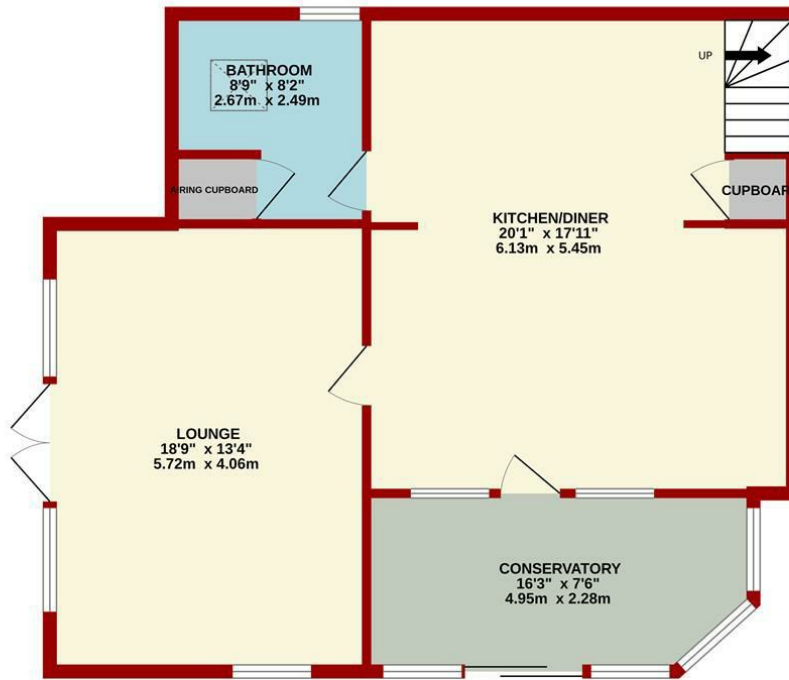
PROPERTY SURVEYS

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

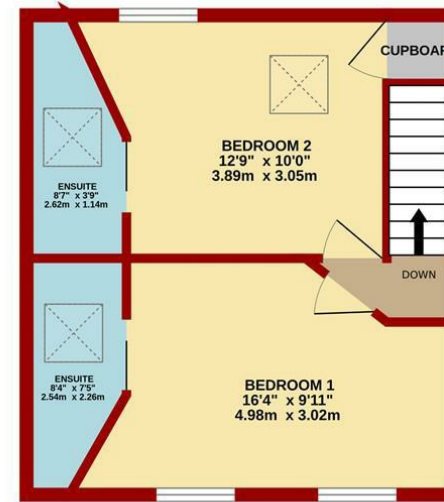




GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			44
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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