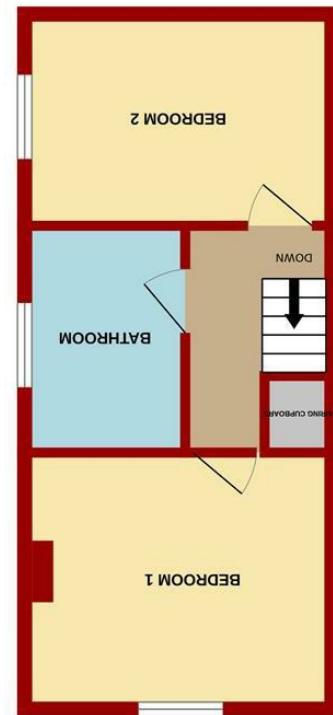
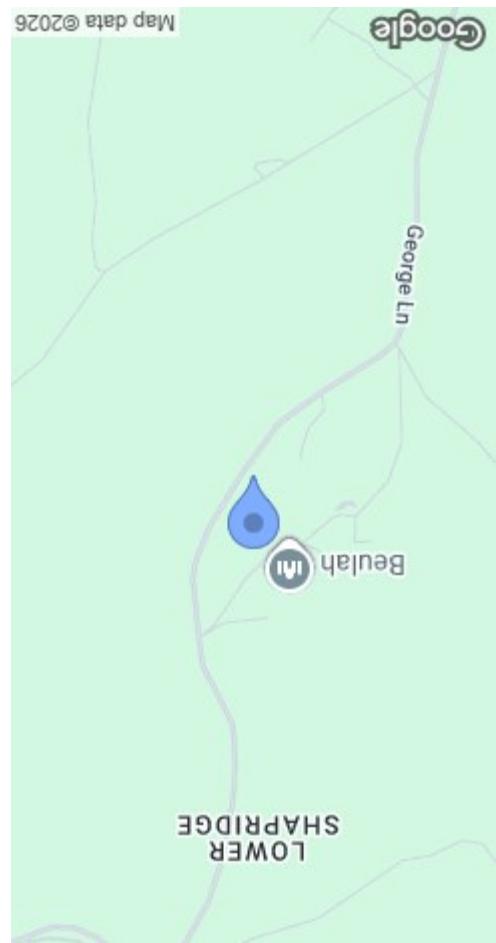
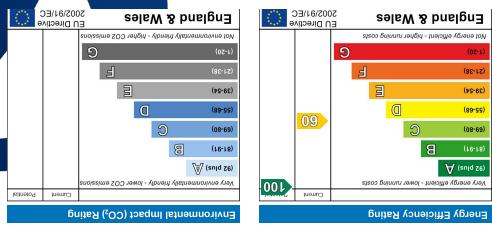
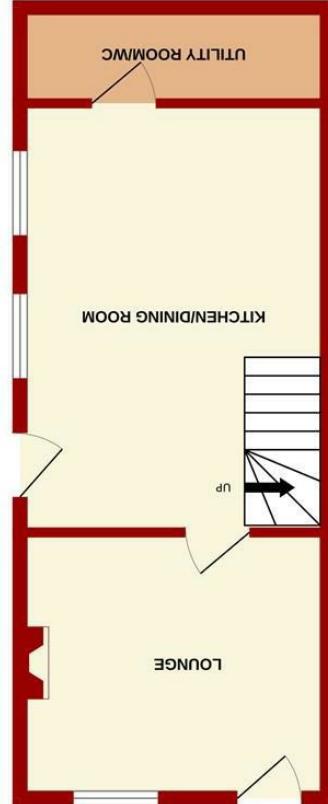


All reasonable steps have been taken to check the information given to you. These particulars do not constitute a contract for part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are 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.

#### MISREPRESENTATION DISCLAIMER



1ST FLOOR



## GROUND FLOOR



**£315,000**

Steve Gooch Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM SEMI DETACHED FOREST COTTAGE SITUATED IN A LITTLE HAMLET betwixt Mitcheldean and Littledean. The property BENEFITS FROM ALL MODERN CONVENiences TO INCLUDE FIBRE INTERNET TO THE CURBSIDE, OIL CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING and ENCLOSED GARDENS OF CIRCA 1/3 OF AN ACRE BACKING ON TO FOREST AND WOODLAND.

The property comprises of KITCHEN/DINING ROOM, LOUNGE and UTILITY/W.C to the ground floor with TWO BEDROOMS and BATHROOM to the first floor.

Littledean is a village located in the Forest of Dean district of Gloucestershire, England. It is situated approximately 4 miles (6.4 kilometres) southwest of the town of Cinderford.

The village is home to several historic buildings and landmarks, including the 17th-century Littledean Hall, which is a Grade II listed building. Littledean Jail, a former house of correction turned museum, is another notable attraction in the village.

The village is surrounded by beautiful countryside and offers opportunities for outdoor activities. The nearby Forest of Dean provides ample trails for walking, cycling, and exploring nature. The Wye Valley, with its stunning landscapes and the River Wye, is also within reach.

Littledean has a small but close-knit community. It features a village shop, a primary school, a church, and a pub, which serve as important focal points for residents.



The property is accessed via a upvc glazed panelled side door. This leads into the:

#### **KITCHEN/DINING ROOM**

**16'09 x 11'02 (5.11m x 3.40m)**

Single bowl single drainer stainless steel sink unit with mixer taps over, range of base and wall mounted units, wood block worktop, plumbing for dishwasher, power points, electric induction hob, electric oven, inset ceiling spots, double radiator, stairs leading to the first floor, mains wired smoke alarm system, central heating thermostat controls, two side aspect double glazed windows, glazed panel door giving access into the Lounge. Door and small step into:

#### **UTILITY/W.C**

**11'06 x 3'09 (3.51m x 1.14m)**

White suite with low level w.c, plumbing for automatic washing machine, partially tiled walls, extractor fan, wall mounted electric heater, tiled flooring, side aspect upvc obscure double glazed window.

#### **LOUNGE**

**10'05 x 12'00 (3.18m x 3.66m)**

Fireplace with tiled surround and hearth, wooden mantle over, parkray style fire inset, alcoves to either side, central heating timer controls, power points, single radiator, ceiling light, front aspect aluminium obscure double glazed door, upvc double glazed window overlooking the front garden with far reaching views over fields and countryside, side aspect upvc double glazed window with tiled window ledge.

From the kitchen/dining room, stairs lead up to the first floor:

#### **LANDING**

Access to roof space with drop-down ladder, ceiling light, smoke alarm, power points, exposed timber flooring, opening to airing cupboard housing the hot water cylinder with slatted shelving space, wooden panel door giving access to:

#### **BEDROOM ONE**

**12'03 x 10'04 (3.73m x 3.15m)**

Ceiling light, traditional fireplace opening with cast grate, brick surround, wooden mantle, power points, single radiator, front aspect upvc double glazed window with low level window ledge, making an ideal window seat, with far reaching views towards fields and countryside.

#### **BEDROOM TWO**

**12'01 x 7'10 (3.68m x 2.39m)**

Ceiling light, exposed timber floorboards, power points, single radiator, side aspect upvc double glazed window overlooking the garden.

#### **BATHROOM**

**8'09 x 6'04 (2.67m x 1.93m)**

White suite with close coupled w.c, pedestal wash hand basin with tiled splashback, side panel bath with electric shower fitted over, shower mixer tap, tiled surrounds, exposed timber floorboards, single radiator, side aspect upvc double glazed window overlooking the garden.

#### **PARKING**

A pair of wrought iron gates open onto a driveway providing off-road parking for two vehicles.

#### **OUTSIDE**

A small gated front garden is enclosed by attractive stone walling with wrought iron railings, where the septic tank is located. A pathway leads to the front door, complemented by outside lighting.

External features include an oil-fired central heating and domestic hot water boiler, oil storage tank, outside tap, and lighting. There is also a charming former ice house with a stone archway providing useful storage space.

A couple of steps lead to the side garden, home to a garden shed, summer house, and a striking mature tree. The garden wraps around the rear of the property, offering further mature trees and established shrubs.

#### **AGENTS NOTE**

Part of the land within the properties boundary used to be Forestry England land and was purchased by the current owner. This section of land has to stay as garden and can not be built on.

#### **DIRECTIONS**

From the Mitcheldean office proceed down to the mini roundabout and turn left then immediately right signposted to Abenhall & Flaxley. Continue along the road passing the Gunns Mill on your right hand side and continue past the turning for Green Bottom on the right. Carry on for circa 200 yards where 1 Tibbs Cross can be found on the right hand side as per our for sale board.

#### **SERVICES**

Mains water, electricity, Septic tank. Oil Fibre Internet to the curbside

#### **WATER RATES**

Severn Trent Water Authority

#### **LOCAL AUTHORITY**

Council Tax Band: D  
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.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

#### **MONEY LAUNDERING REGULATIONS**

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s).