



# CLEARWELL

Guide price **£500,000**



ARCHER & CO

# 4 ORCHARD CLOSE

Lower Cross, Clearwell, Coleford GL16 8LX



Spacious five bedroom detached family home  
Situated in the sought after village of Clearwell  
Beautiful mature garden overlooking the countryside

This beautifully presented five bedroom detached family home is situated in the highly sought after village of Clearwell and offers spacious and versatile accommodation throughout. Enjoying mature gardens, countryside views, garage and off-road parking, the property is perfect for family living.

Clearwell is a highly desirable village situated on the edge of the Forest of Dean, renowned for its picturesque surroundings, historic charm and excellent woodland walks. The village enjoys a strong community feel together with a popular pub, village hall and nearby attractions including Clearwell Caves and the famous Puzzlewood.

The nearby town of Monmouth is particularly popular with families due to its well regarded schools, independent shops, restaurants and more upmarket amenities, whilst Coleford and Lydney provide a wider range of everyday facilities and transport links. The property is also ideally positioned for commuters with excellent access towards Bristol via the nearby road network, allowing convenient travel whilst still enjoying the benefits of countryside living.

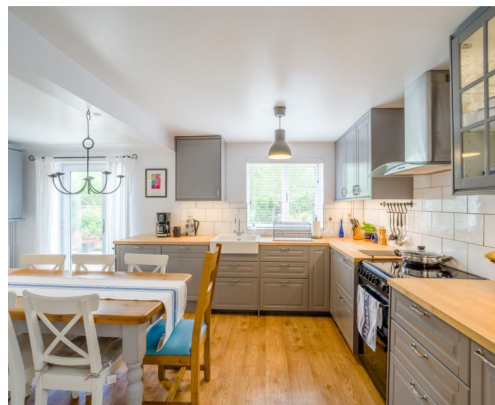


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£500,000



### KEY FEATURES

- Spacious and versatile accommodation
- Modern fitted kitchen with dining area
- Utility room and contemporary bathrooms
- Beautifully maintained gardens with patio
- Garage and off road parking



# STEP INSIDE



The property is entered via a welcoming entrance hallway leading through to bright and spacious living accommodation.

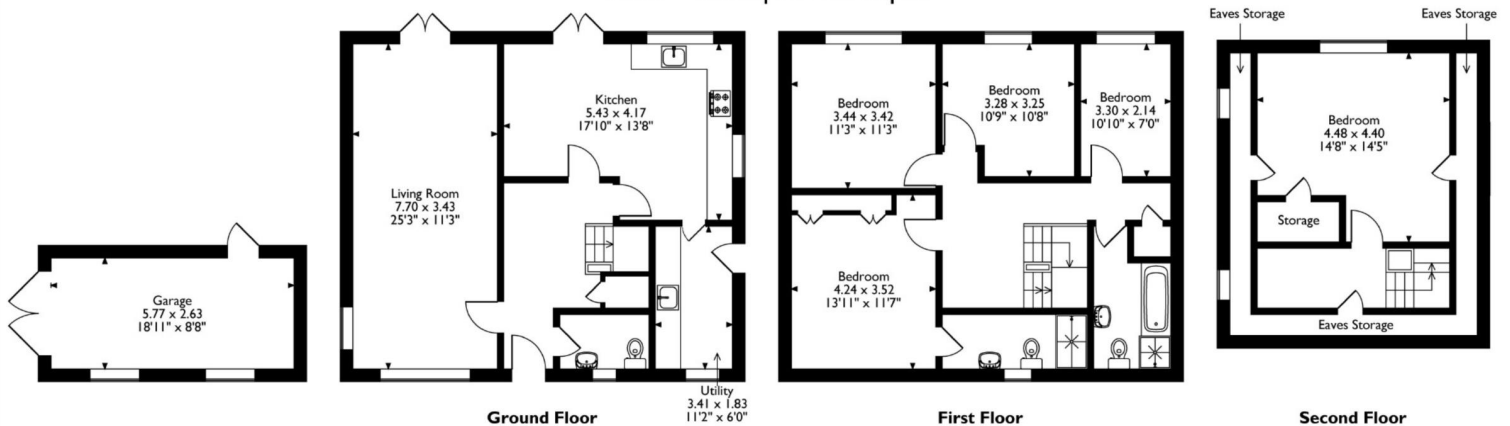
The lounge enjoys large windows allowing plenty of natural light to flood through whilst offering pleasant views over the garden, creating a warm and inviting atmosphere.

The modern fitted kitchen forms the heart of the home and benefits from stylish grey cabinetry, ample worktop space and a dining area ideal for family meals and entertaining.

A doorway leads through to the useful utility room which provides additional storage together with access to the outside.

#### 4, Orchard Close Lower Cross, Clearwell, COLEFORD

Approximate Gross Internal Area  
 Main House = 159 Sq M/1711 Sq Ft  
 Garage/Utility = 21 Sq M/226 Sq Ft  
 Total = 180 Sq M/1937 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor are four well proportioned bedrooms offering flexible accommodation for family living.

The principal bedroom benefits from built in storage together with an ensuite shower room. The family bathroom is fitted with a modern suite and contemporary tiling with both bath and shower facilities available.

To the second floor you will find a spacious bedroom enjoying lovely views over the garden and surrounding countryside.

There is also a useful landing space which would make the perfect study area or reading space. A particular benefit is the potential to create an ensuite as plumbing is already in place for this. The second floor is served by two Velux windows as shown within the video tour.

The property further benefits from double glazing and oil-fired central heating.

# STEP OUTSIDE



The outside space is a particular feature of the property enjoying a wonderful outlook over the surrounding countryside and offering a peaceful setting perfect for relaxing and entertaining. The beautifully maintained gardens are mainly laid to lawn with a variety of mature trees, established shrubs and colourful flower borders creating a private and attractive outdoor space.

A spacious patio seating area provides the ideal spot for outdoor dining, summer entertaining or simply enjoying the countryside views. The gardens offer plenty of space for families, keen gardeners or those looking to enjoy outdoor living in a tranquil setting.

The property also benefits from a garage providing useful storage or parking facilities alongside additional off-road parking.

## AGENT'S NOTE

The property is in a designated conservation area.

## INFORMATION

Postcode: GL16 8LX

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Mains

EPC: D





## DIRECTIONS

What3words: [///dodges.member.texts](https://www.what3words.com/#!/dodges/member/texts)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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