



2 Lords Hill Close
Coleford GL16 8DT



STEVE GOOCH
ESTATE AGENTS | EST 1985

2 Lords Hill Close Coleford GL16 8DT

£400,000

A well-presented FOUR-BEDROOM DETACHED FAMILY HOME enjoying an **ELEVATED POSITION WITH FAR-REACHING VIEWS ACROSS COLEFORD**, benefiting from a **SPACIOUS LOUNGE, CONSERVATORY, EN-SUITE TO PRINCIPAL BEDROOM, INTEGRAL GARAGE, WEST-FACING REAR GARDEN** and **OFF-ROAD PARKING FOR TWO TO THREE VEHICLES**, all being offered with **NO ONWARD CHAIN**.

The historic market town of Coleford is situated in the heart of the beautiful Forest of Dean, close to the stunning Wye Valley. The town offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, public houses, a cinema, library, healthcare facilities and both primary and secondary schools. Leisure opportunities are plentiful, with nearby golf courses, woodland walks, cycling trails and outdoor pursuits throughout the Forest and Wye Valley.

Coleford enjoys convenient transport links to the wider region, with easy access to the M48 and M50 motorways, providing connections to Gloucester, Cheltenham, Bristol, Cardiff and Hereford. The surrounding area is renowned for its natural beauty, offering an extensive network of walking, cycling and riding routes, making it an ideal location for those seeking a balance of town convenience and countryside living.



ENTRANCE PORCH

7'04 x 6'04 (2.24m x 1.93m)

Accessed via a double glazed uPVC entrance door, having tiled flooring, power point and front and side aspect double glazed uPVC windows. Double glazed door leads through to the entrance hall.

ENTRANCE HALL

15'05 x 5'09 (4.70m x 1.75m)

Having tiled flooring, radiator, power points, staircase to the first floor and doors leading off to the principal rooms.

CLOAKROOM

6'02 x 2'07 (1.88m x 0.79m)

Fitted with a low-level WC, pedestal wash hand basin with tiled splashback, radiator and extractor fan.

KITCHEN

11'01 x 8'02 (3.38m x 2.49m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap, four-ring gas hob with extractor canopy above, integrated double oven, integrated fridge freezer and integrated dishwasher. Further benefits include part tiled walls, radiator, power points, appliance points and rear aspect double glazed uPVC window. Doorway through to:

UTILITY ROOM

9'09 x 4'00 (2.97m x 1.22m)

Having rolled edge worktop with space and plumbing for washing machine and tumble dryer beneath, additional storage cupboards, radiator, power points, appliance points, part tiled walls, extractor fan, rear aspect double glazed uPVC window and wooden door providing access to the side passageway.

DINING ROOM

11'03 x 9'01 (3.43m x 2.77m)

Having wood effect flooring, radiator, power points, coving and opening through to the lounge. Double doors also leading through to the conservatory.





LOUNGE

17'00 x 11'00 (5.18m x 3.35m)

A spacious reception room featuring an attractive fireplace, radiators, power points and coving.

CONSERVATORY

10'03 x 8'01 (3.12m x 2.46m)

Having tiled flooring, power points, wall light, double glazed uPVC windows to the side and rear elevations and double doors opening onto the rear garden.

FIRST FLOOR LANDING

Having power point, airing cupboard housing the hot water tank, access to loft space and doors leading to the bedrooms and bathroom.

BEDROOM ONE

14'10 x 11'10 (4.52m x 3.61m)

Having radiator, power points, built-in wardrobes, coving and front aspect double glazed uPVC window.

EN-SUITE

7'11 x 5'03 (2.41m x 1.60m)

Comprising corner shower enclosure fitted with electric shower, low-level WC, pedestal wash hand basin with tiled splashback, heated towel rail, extractor fan and front aspect double glazed frosted uPVC window.

BEDROOM TWO

11'08 x 9'03 (3.56m x 2.82m)

Having radiator, power points, built-in storage cupboard and front aspect double glazed uPVC windows.

BEDROOM THREE

12'04 x 8'01 (3.76m x 2.46m)

Having radiator, power points and rear aspect double glazed uPVC window enjoying lovely elevated views across Coleford and the surrounding countryside.

BEDROOM FOUR

8'09 x 11'06 (2.67m x 3.51m)

Bedroom Four

A well-proportioned fourth bedroom ideal for use as a child's bedroom, guest room or home office.



FAMILY BATHROOM

5'02 x 8'01 (1.57m x 2.46m)

Fitted with a white suite comprising panelled bath with shower over, low-level WC, pedestal wash hand basin, part tiled walls, radiator, extractor fan and rear aspect double glazed frosted uPVC window.

OUTSIDE

To the front, a driveway provides off-road parking for two to three vehicles alongside a lawned garden, with gated side access leading to the rear. The driveway then leads to the integral garage:

GARAGE

16'02 x 8'06 (4.93m x 2.59m)

Accessed via a roller door and benefiting from power and lighting.

REAR GARDEN

The west-facing rear garden has been attractively landscaped and enjoys a high degree of privacy, being partially laid to lawn and complemented by mature flower and shrub borders. Additional features include a paved patio seating area, pergola with space for seating beneath, ornamental pond and garden shed. From the rear of the property there are delightful elevated views across Coleford town and towards the surrounding fields and hills beyond.

SERVICES

Mains gas, electricity, water and Drainage.
Solar panel water heaters.

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 confirmed.





LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

DIRECTIONS

From our Coleford Office turn right at the traffic lights signposted Lydney/Chepstow. Proceed along for a short distance turning left into Lords Hill and left again into Lords Hill Close where the property can be found on the left hand side.

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.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

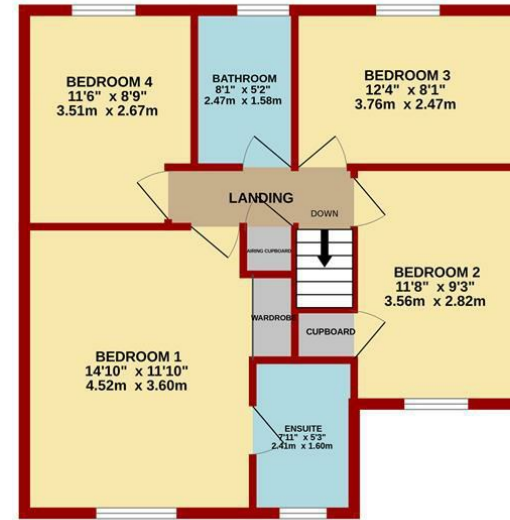
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



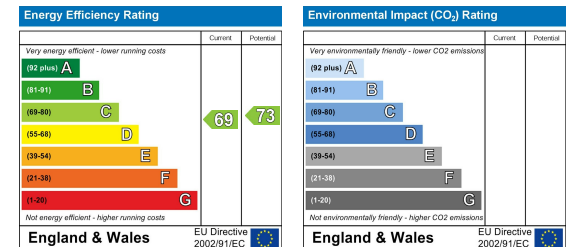
1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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.





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