



Amberlea  
Coleford GL16 7AH



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Amberlea

£700,000

## Coleford GL16 7AH

AN EXPANSIVE FOUR/FIVE BEDROOM CHALET BUNGALOW with 1.13 ACRES, DOUBLE GARAGE, SWIMMING POOL and SUPERB POTENTIAL.

A rare opportunity to purchase a remarkably versatile home set in an elevated and peaceful position on Joyford Hill, offering EXCEPTIONAL SPACE, LARGE 1.13 ACRE PLOT, EXTENSIVE GARDENS, Paddock, DOUBLE GARAGE, SWIMMING POOL ENCLOSURE AND LOFT GAMES ROOM. Loved by the same family for many years, this generous property offers 2,634 sq ft of accommodation (excluding the detached double garage and pool house) and enjoys wonderful open outlooks over the surrounding countryside.

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Designed by the sellers family 65 years ago, for COMFORTABLE, VERSATILE LIVING, the accommodation is arranged to suit a wide range of needs, with WELL-PROPORTIONED ROOMS and an EASY, PRACTICAL FLOW throughout. The generous footprint allows for FAMILY LIVING, WORKING FROM HOME or MULTI-GENERATIONAL USE, all while enjoying a PEACEFUL, SEMI-RURAL SETTING. Beyond the main accommodation, the GROUNDS, Paddock and OUTBUILDINGS offer further POSSIBILITY - ideal for hobbies, outdoor enjoyment or future ideas - with the INDOOR POOL and DETACHED DOUBLE GARAGE enhancing both LIFESTYLE and CONVENIENCE.





## LOCATION

Berry Hill sits in a sought-after edge-of-village position and provides a strong range of amenities including junior and secondary schools, pubs, a takeaway restaurant, petrol station and garage, hairdressers, chemist and convenience stores – one of which incorporates a post office. The village also benefits from a social club, gymnastics and fitness centre, and a well-regarded rugby club with the popular Pitchside Café. The neighbouring market town of Coleford lies around 1½ miles away and offers an even wider selection of facilities including two golf courses, supermarkets, shops, a post office, primary school, cinema and regular bus links to Gloucester (approximately 22 miles). For broader connections, Monmouth is roughly 4–5 miles away by car, Lydney around 8 miles, and Gloucester approximately 20 miles. Lydney also provides the nearest railway station with direct services giving convenient links to both Bristol and Cardiff.

## ENTRANCE HALLWAY

**33'08 x 7'10 (10.26m x 2.39m)**

Accessed via a double-glazed UPVC door, the hallway provides a warm welcome with wood-effect flooring, radiator, power points, storage cupboards (including airing cupboard) and stairs rising to the first-floor landing.

## KITCHEN / DINING ROOM

**27'11 x 13'1 (8.51m x 3.99m)**

A fantastic full-length family space with front and rear aspects. Fitted with a range of base, wall and drawer units with black stone-style worktops, single bowl sink with mixer tap, space for a range cooker, dishwasher and American-style fridge/freezer. Inset spotlights, radiator, night-storage heater and ample dining space. Rear door opens to the garden.

## UTILITY ROOM

**18'6 x 9'10 (5.64m x 3.00m)**

Formerly the garage, this generous space includes the oil-fired boiler, plenty of storage, plumbing for appliances and front and side aspect windows.



## LOUNGE

20'0 x 13'3 (6.10m x 4.04m)

A bright, spacious triple-aspect reception room with radiators, power points and a striking stone feature fireplace (previously open, now requiring inspection). Rear glazed door to the garden and folding doors into the dining room.

## DINING ROOM

9'11 x 12'09 (3.02m x 3.89m)

Versatile additional reception room with radiator, power points, built-in storage and rear-aspect window. Also accessible from the hallway.

## BATHROOM

8'01 x 5'10 (2.46m x 1.78m)

White suite including panelled bath, vanity basin, low-level WC, radiator, part-tiled walls and two frosted front-aspect windows.

## BEDROOM ONE

15'6 x 12'11 (4.72m x 3.94m)

Rear aspect, built-in wardrobes and storage, radiator and power points.

## BEDROOM TWO

15'10 x 10'5 (4.83m x 3.18m)

Front aspect with built-in wardrobes, radiator, power points and night-storage heater.

## BEDROOM THREE

12'10 x 10'5 (3.91m x 3.18m)

Front aspect with radiator and power points.

## BEDROOM FOUR

12'11 x 12'10 (3.94m x 3.91m)

Rear aspect with radiator and power points.

## SECOND BATHROOM

9'08 x 7'11 (2.95m x 2.41m)

Coloured suite with bath, separate walk-in mains shower, basin, WC, radiator and obscured side window.

## FIRST FLOOR

From the entrance hall stairs lead to the first floor.

## LANDING & LOFT STORAGE

Access to extensive connected loft storage areas on both sides.







## BEDROOM FIVE

**18'3 x 14'8 (5.56m x 4.47m)**

A superb additional living/entertaining space with radiator, power points, rear-aspect windows and further loft storage beyond. Currently used as a games room but has the space to be one large bedroom or even two bedrooms if divided.

## OUTSIDE

### FRONT

Initial parking bay with gated access to the driveway and detached double garage. Low-maintenance landscaped front garden with mature shrubs.

## REAR GARDENS

Large enclosed garden mainly laid to lawn with shrubs, two ponds and pathways providing access all around the property.

## SWIMMING POOL ENCLOSURE

**57'04 x 29'02 (17.48m x 8.89m)**

A substantial building housing the 36ft x 18ft heated swimming pool (heated by separate oil boiler), with changing room. In need of refurbishment but with huge potential to create an impressive leisure suite.

## PADDOCK & LAND

Extending the plot to 1.13 acres, the paddock lies beyond the pool house and is ideal for grazing. Includes vehicular access from the lower boundary and a disused quarry — an interesting landscape feature with potential uses. The entire plot enjoys lovely views across the valley and countryside.

## SERVICES

Mains water, electric and drainage. Oil fired central heating.

## 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 TBC

## LOCAL AUTHORITY

Council Tax Band: G

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From the Coleford office proceed to the traffic lights turning left onto Bank Street, this then turns in to Staunton Road, turn right signposted to Berry Hill continuing to the cross road taking the turning right on to Lower Lane. Proceed to the traffic lights and turn left onto Park Road, continue along passing the Globe public house taking the turning right signposted to Joyford, where the property can be found after a short distance on the left hand side.

## 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

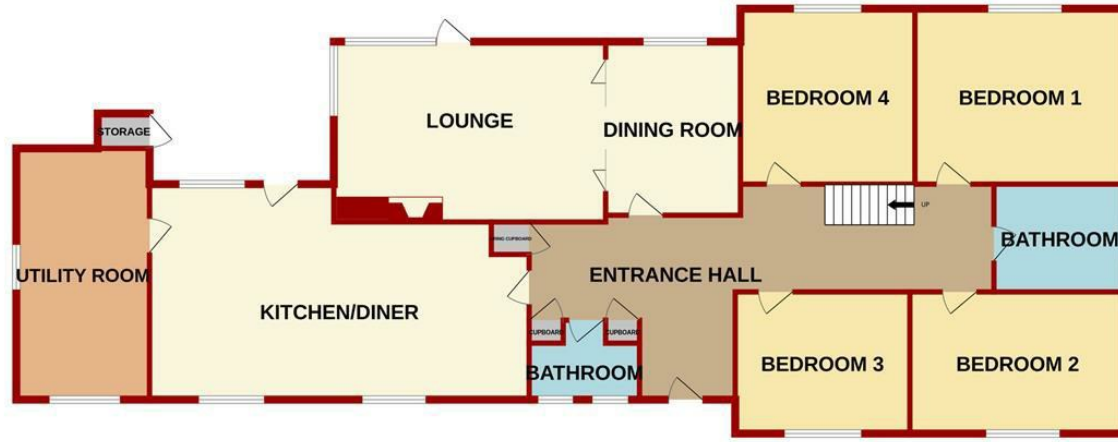
These details are yet to be approved by the vendor. Please contact the office for verified details.







GROUND FLOOR



1ST FLOOR



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                                 |  |                         |           |
| (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 |           |
|                                             |  |                         | 63        |
|                                             |  |                         | 35        |

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



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