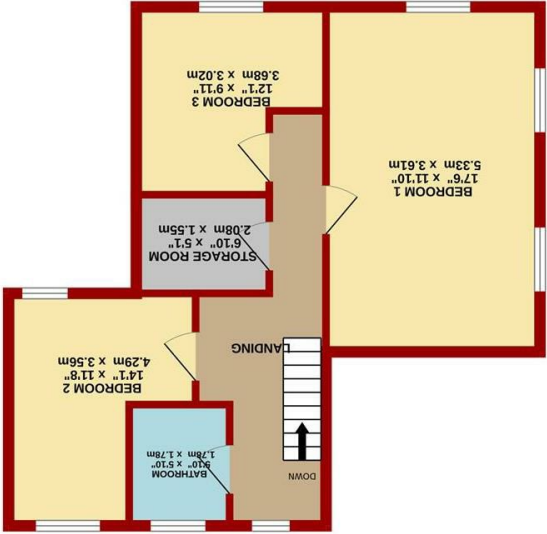
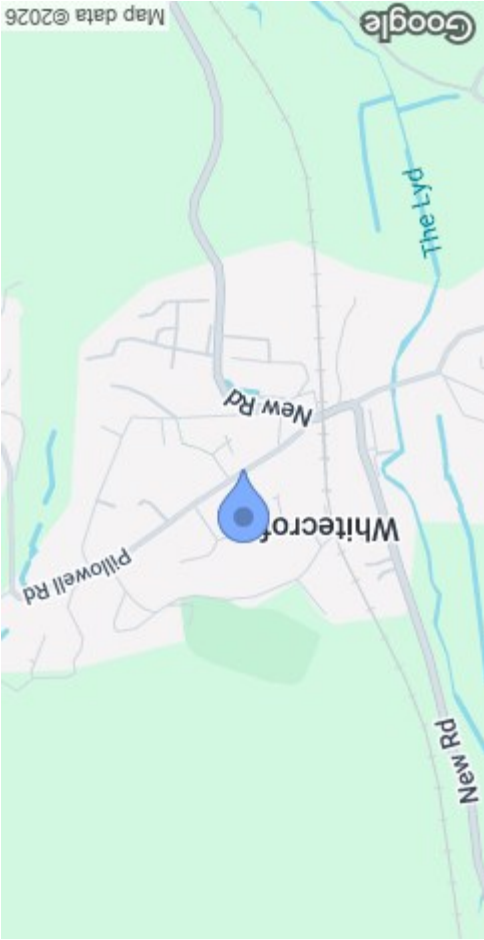


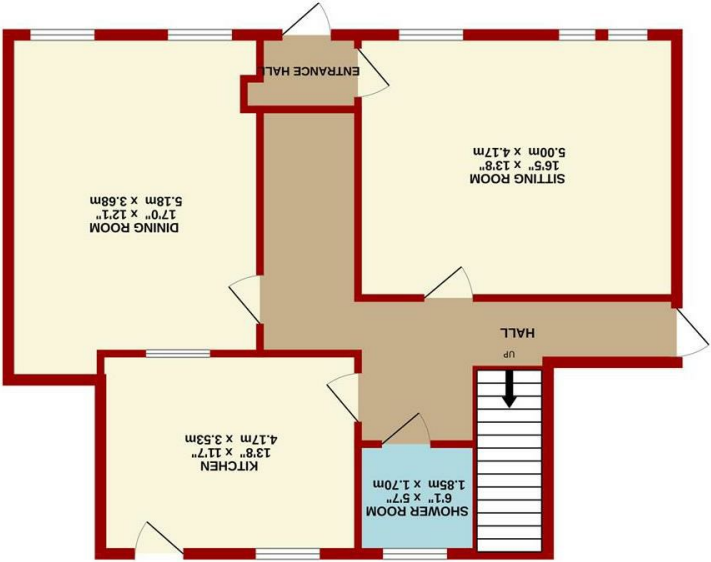
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
New energy efficient - low running costs		New energy efficient - low CO ₂ emissions	
A (93-100)		A (92-100)	
B (81-92)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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G (1-28)		G (1-28)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Kestrel House Pillowwell Road
Whitecroft, Lydney GL15 4RL

£320,000

The village of Whitecroft situated next to the village of Bream which has a number of amenities including shops, library, chemist, doctors surgery, primary school, public houses, garage and church. The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations, college and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.



ENTRANCE HALL

Accessed via a uPVC double-glazed entrance door with matching side panel, opening into a bright and welcoming hallway with decorative architraves and access to the principal reception rooms.

LOUNGE

16'05 x 13'08 (4.88m'1.52m x 3.96m'2.44m)
A bright and spacious reception room featuring three uPVC double-glazed windows allowing ample natural light throughout. The room benefits from a gas-fired feature fireplace creating an attractive focal point, together with a former bread oven recess offering additional character and potential for restoration. Ample space for a variety of lounge furniture. Radiator and power points.

INNER HALLWAY

A spacious inner hallway separating the reception accommodation from the remainder of the property, featuring tiled flooring throughout, decorative architraves, obscured glazed timber door to the entrance hall, additional obscured uPVC double-glazed side door and access to utility meters and consumer unit.

DINING ROOM

17'00 x 12'01 (5.18m'0.00m x 3.66m'0.30m)
A generously proportioned dining room full of character, featuring high ceilings, coving, decorative architraves and two uPVC double-glazed windows to the front elevation. The room also benefits from a feature fireplace which is currently blocked but could potentially be reopened, together with decorative internal obscured windows through to the kitchen. Radiator and power points.

KITCHEN

13'08 x 11'07 (3.96m'2.44m x 3.35m'2.13m)
Fitted with a range of wall, drawer and base units with complementary work surfaces and tiled splashbacks. Space for freestanding cooker with extractor hood over, together with space and plumbing for fridge freezer, washing machine and dishwasher. uPVC double-glazed window overlooking the rear garden and timber double-glazed stable door providing access outside. Tiled flooring throughout, radiator and sufficient space for a breakfast table.

WET ROOM

6'01 x 5'07 (1.83m'0.30m x 1.52m'2.13m)
Fully tiled wet room with mains-fed shower, fitted with a low-level WC and pedestal wash hand basin. Heated towel rail, shelving, mirror and obscured uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDNG

Spacious landing area with uPVC double-glazed window to the rear elevation overlooking the garden and access to all first-floor accommodation.

BEDROOM ONE

17'06 x 11'10 (5.18m'1.83m x 3.35m'3.05m)
A substantial principal bedroom featuring three uPVC double-glazed windows, including two to the side elevation and one to the front elevation. Bright and airy throughout with ample space for a double bed and freestanding furniture. Radiator and power points.

BEDROOM TWO

14'01 x 11'08 (4.27m'0.30m x 3.35m'2.44m)
A spacious dual-aspect double bedroom with uPVC double-glazed windows to both the front and rear elevations allowing excellent natural light and ventilation. Radiator, power points and ample space for bedroom furniture.

BEDROOM THREE

12'01 x 9'11 (3.66m'0.30m x 2.74m'3.35m)
A well-proportioned bedroom with uPVC double-glazed window to the front elevation enjoying views towards nearby woodland. Space for a double bed and additional furniture. Radiator and power points.

STORAGE ROOM

19'8"32'9" x 16'4"0'0" (6'10 x 5'00)
Useful storage room fitted with built-in wardrobes and housing the wall-mounted Worcester gas-fired boiler, installed in October 2025. uPVC double-glazed window to the side elevation and loft access hatch.

BATHROOM

5'10 x 5'10 (1.52m'3.05m x 1.52m'3.05m)
Partially tiled bathroom fitted with a panelled bath, low-level WC and pedestal wash hand basin. Mirrored medicine cabinet, radiator and obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

To the front of the property, a pathway leads to the main entrance with off-road parking situated to the right-hand side. Side access leads through to the side of the property.
The enclosed rear garden is bounded by fencing and has been designed for ease of maintenance, featuring mature planted borders providing colour and privacy, together with patio seating areas ideal for outdoor dining and entertaining.

AGENTS NOTES

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

SERVICES

Mains gas, electricity, water and drainage.

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 - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
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.

PROPERTY SURVEYS

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

DIRECTIONS

From Coleford town centre proceed on the High street to the roundabout, with taking the third exit on to Market Place turning right at the traffic lights onto Station Road and the first left onto Lords Hill. Then continue onto Coalway Road then onto Parkend Road, after a short distance just after Whitemead take the right turning where you will come to a cross roads, take a right signposted Lydney. Follow this road until you reach the Industrial estate where the road snakes to the left and take the immediate left onto Pillowell Road where the property can be found on the left hand side via our For Sale board.