



Old Road, Coleford, GL16 7JH

£485,000

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# Highgate Old Road

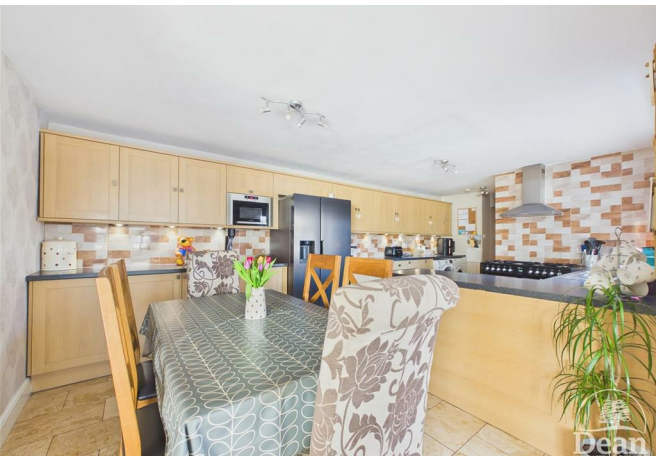
Coleford, GL16 7JH

- DETACHED FAMILY HOME
- THREE DOWNSTAIRS RECEPTION ROOMS
- POTENTIAL FOR MULTI-GENERATIONAL LIVING
- PRIVATE ENCLOSED GARDENS & SUMMERHOUSE
- FANTASTIC LIVING AREA
- OVER 2,000 SQUARE FEET OF LIVING SPACE
- FOUR LARGE BEDROOMS
- PARKING FOR 8-9 VEHICLES
- TWO BEDROOMS HAVING PRIVATE EN-SUITE FACILITIES
- MUST BE VIEWED!

A substantial and beautifully maintained detached family home with four double bedrooms offering in excess of 2,000 square feet of versatile living accommodation, situated in the highly sought after area of Coalway near to Coleford in the Forest of Dean.

Designed to accommodate modern family life and multi-generational living, the property boasts three generous reception rooms and a spacious contemporary kitchen forming the heart of the home. All four bedrooms are comfortable doubles, with two benefitting from private en-suite facilities. Externally, the property continues to impress with a double carport, detached outbuilding/office ideal for home working, and extensive driveway with parking for up to nine vehicles. This exceptional home perfectly combines space, flexibility and modern comfort, all finished to a high standard throughout.

Coalway is well placed for commuting and local travel, with easy access into Coleford for shops, cafés and supermarkets, and straightforward routes towards Lydney, Monmouth and Gloucester. For outdoor lovers, you're never far from scenic dog walks, cycling routes and beautiful forest trails, while families appreciate the range of nearby schooling and amenities.



Entrance Porch:	4'7 x 4'6 (1.40m x 1.37m)
Utility Room:	5'8 x 10 (1.73m x 3.05m)
Lounge:	15'5 x 16'8 (4.70m x 5.08m)
Cloakroom:	5'5 x 5'2 (1.65m x 1.57m)
Kitchen/Dining Room:	21'11 x 11'6 (6.68m x 3.51m)
Living Room:	16'9 x 15'1 (5.11m x 4.60m)
Study/Playroom:	13'5 x 9'11 (4.09m x 3.02m)
First Floor Landing:	21'7" x 3'1" (6.59m x 0.94m)
Bedroom One:	13'7 x 11'5 (4.14m x 3.48m)
En-Suite:	7'10 x 7'11 (2.39m x 2.41m)
Bedroom Two:	16'10 x 15 (5.13m x 4.57m)
En-Suite:	5'7 x 4'6 (1.70m x 1.37m)



Bedroom Three:	13'9 x 10'4 (4.19m x 3.15m)
Bedroom Four:	12'6 x 8'2 (3.81m x 2.49m )
Bathroom:	7'1 x 8'1 (2.16m x 2.46m)
Outside:	
Summer House:	11'4 x 10'4 (3.45m x 3.15m)
Double Carport:	23'4 x 14'1 (7.11m x 4.29m)

Directions

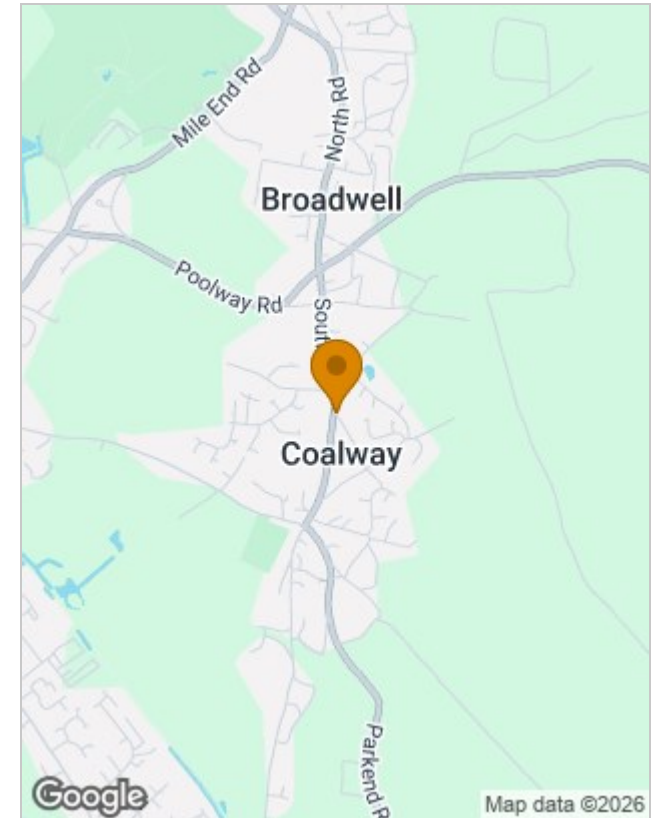




## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.