



10 Wellmeadow

Staunton, GL16 8PQ

Offers Over £500,000

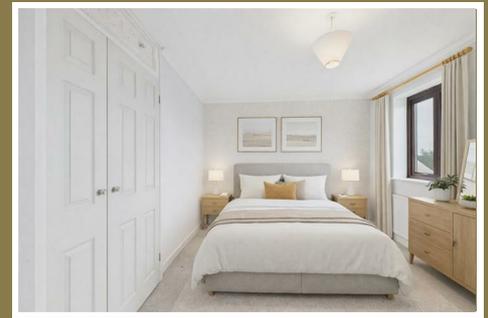


An impressive four-bedroom detached family home situated in the highly sought-after village of Staunton, offering spacious and versatile accommodation ideally suited to modern family living.

The well-presented ground floor comprises a generous lounge, separate dining room, kitchen, utility room and a convenient cloakroom, creating a practical and flexible layout for both everyday life and entertaining. To the first floor, there are three well-proportioned bedrooms, a family bathroom, and a spacious master bedroom benefitting from its own en-suite shower room.

Outside, the property enjoys a level and enclosed lawned garden, perfect for families and outdoor enjoyment, with the added benefit of direct access into the adjoining woodland. To the front, a driveway provides off-road parking for two to three vehicles.

Staunton is a highly desirable Forest of Dean village positioned on the north-west edge of the district, close to the England-Wales border. Enjoying a peaceful rural setting, the village is conveniently located between Coleford and Monmouth, with excellent access via the A4136, making it ideal for commuting, schooling and everyday amenities. Surrounded by beautiful countryside and woodland, Staunton is especially popular with walkers and outdoor enthusiasts, with a range of scenic routes and local landmarks nearby, perfect for weekend adventures and dog walks.



Approached via a composite front door into:

Entrance Hallway:

8'6 x 13'7 (2.59m x 4.14m)

Double panelled radiator, stairs to first floor landing, doors to lounge, dining room, kitchen & cloakroom, power & lighting.

Cloakroom:

Hand wash basin with storage below, W.C., double panelled radiator, double glazed frosted window, lighting.

Lounge:

12'10 x 23'9 (3.91m x 7.24m)

Two double panelled radiator, dual aspect windows, feature fireplace with stone surround, TV point, power & lighting.

Dining Room:

8'10 x 16'9 (2.69m x 5.11m)

Double panelled radiator, double glazed composite window to front aspect, power & lighting.

Kitchen:

11'10 x 9'10 (3.61m x 3.00m)

A range of eye level and base units, space for fridge/freezer, one and a half sink with mixer tap and drainer unit, space for cooker, double glazed composite window to rear aspect, power & lighting, arch way to utility room.

Utility Room:

4'10 x 7'8 (1.47m x 2.34m)

Built in storage cupboard, space & plumbing for washing machine, space for dishwasher, boiler, sink, double glazed composite window to rear aspect, door to rear garden.

First Floor Landing:

10'4 x 9'0 (3.15m x 2.74m)

Smoke alarm, loft access, power & lighting.

Bedroom One:

9'6 x 16'4 (2.90m x 4.98m)

Double glazed composite window to front aspect, door to en-suite, double panelled radiator.

En-Suite:

6'9 x 4'6 (2.06m x 1.37m)

W.C., hand wash basin with storage below, double glazed frosted composite window, shaver point.

Bedroom Two:

13'3 x 9'2 (4.04m x 2.79m)

Double glazed wooden window to rear aspect, power & lighting, built in wardrobes, double panelled radiator.

Bedroom Three:

10'0 x 12'3 (3.05m x 3.73m)

Double glazed composite window to front aspect, power & lighting, built in wardrobes, double panelled radiator.

Tel: 01594 835751

Bedroom Four:

9'6 x 7'2 (2.90m x 2.18m)

Double glazed wooden windows to rear aspect, power & lighting.

Bathroom:

6'10 x 7'4 (2.08m x 2.24m)

Shower cubicle, hand wash basin with storage below & wall mounted mirror above, W.C., heated towel rail, double glazed wooden frosted window.

Garage:

19'4 x 16'6 (5.89m x 5.03m)

Two up and over doors, power & lighting.

Outside:

The property benefits from a generous, level lawned rear garden with direct access into the adjoining woodland, bordered by mature shrubs for privacy and

greenery. A substantial patio provides the ideal space for outdoor dining and seating, with convenient access into the double garage and side access leading through to the driveway.

To the front, there is off-road parking for two to three vehicles, alongside an attractive lawned garden.



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Road Map



Hybrid Map



Terrain Map



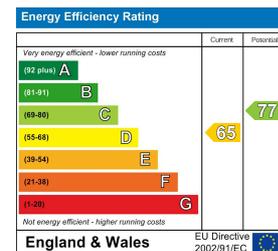
Floor Plan



Viewing

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

Energy Efficiency Graph



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