



South View Crow Ash Road
Berry Hill, Coleford GL16 7RB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£475,000

A SUBSTANTIAL AND VERSATILE FIVE DOUBLE BEDROOM FAMILY HOME, believed to date back to circa 1842 and significantly extended during the 1980s, offering SPACIOUS AND FLEXIBLE LIVING ACCOMMODATION with THREE BATHROOMS, GENEROUS SOUTH FACING GARDENS and AMPLE PARKING, all situated in a POPULAR POSITION in Berry Hill.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office. Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



PORCH

5'09 x 6'05 (1.75m x 1.96m)

Accessed via a UPVC double glazed door, with quarry tiled flooring. Wooden door leading into the Dining Room.

DINING ROOM

13'11 x 11'09 (4.24m x 3.58m)

With radiator, power points and stairs leading to the first floor, lovely feature stone wall. Opening through to the kitchen.

KITCHEN

11'03 x 11'10 (3.43m x 3.61m)

Fitted with a range of base and wall mounted units with worktops over, incorporating a one and a half bowl single drainer sink unit with stainless steel mixer tap. Space for range cooker with splashback, space for fridge freezer and breakfast bar area. Feature stone wall, Inset ceiling spotlights, radiator and power points. Door through to utility room.

UTILITY

7'09 x 12'01 (2.36m x 3.68m)

With base and wall mounted units, worktops, plumbing for washing machine and tumble dryer. Wall mounted Worcester combi boiler, radiator, power points and ceiling lighting. A practical space ideal for laundry and drying, with access to a pantry with storage and shelving.

HALL

With tiled flooring, spotlights, Velux rooflight, front aspect window and double doors in to the garden. Opening into:

LOUNGE

10'10 x 23'09 (3.30m x 7.24m)

A generous main reception room with radiators, power points, television points and air conditioning unit. Inset ceiling spotlights and dual aspect double glazed UPVC windows allowing plenty of natural light.

INNER HALLWAY

8'05 x 6'05 (2.57m x 1.96m)

Quarry tiled flooring, Velux roof light, triple glazed window, power points and radiator, Step up in to a further hallway providing access to ground floor bedrooms.





BEDROOM THREE

13'09 x 10'04 (4.19m x 3.15m)

Double bedroom with built-in storage cupboards, radiator, power points and rear aspect triple glazed UPVC window.

EN SUITE

10'01 x 6'02 (3.07m x 1.88m)

Comprising low level WC, pedestal wash hand basin with splashback, radiator and space/plumbing for shower (currently removed). Side aspect double glazed window.

BEDROOM TWO

13'10 x 11'08 (4.22m x 3.56m)

A double bedroom with radiator, power points and triple glazed window. Opening through to dressing area.

DRESSING AREA

5'01 x 7'05 (1.55m x 2.26m)

Fitted with two sets of double wardrobes.

BATHROOM

5'01 x 7'05 (1.55m x 2.26m)

Comprising double shower enclosure with mains shower, low level WC and pedestal wash hand basin. Heated towel rail, tiling and side aspect frosted window.

FIRST FLOOR LANDING

With radiator, power points, triple glazed window and access to loft space.

BEDROOM ONE

13'10 x 17'08 (4.22m x 5.38m)

A spacious principal bedroom with exposed beams, radiator, power points and dual aspect triple glazed windows to front and side.

FAMILY BATHROOM

9'04 x 7'00 (2.84m x 2.13m)

Fitted with a white suite comprising bath, low level WC, wash hand basin and separate shower enclosure with mains shower. Tiled surrounds, radiator and rear aspect frosted triple glazed window.

BEDROOM FOUR

11'08 x 11'11 (3.56m x 3.63m)

Double bedroom with radiator, power points and dual aspect triple glazed windows.



BEDROOM FIVE

10'03 x 8'10 (3.12m x 2.69m)

A further bedroom with radiator, power points and front aspect triple glazed window.

OUTSIDE

The property is approached via double gates leading onto a private driveway providing ample parking for multiple vehicles and access to a detached garage:

DETACHED GARAGE

15'08 x 17'10 (4.78m x 5.44m)

With power, lighting and storage.

GARDENS

The rear gardens are a particular feature, enjoying a SOUTH FACING aspect. Immediately to the rear is a large patio seating area, ideal for entertaining, leading down to an extensive lawn bordered by mature trees including silver birch and walnut tree, along with established hedging and shrubs. The garden is fully enclosed, offering a high degree of privacy and a peaceful setting.

There is also an additional hardstanding area suitable for caravan storage or further parking, along with additional garage/storage space.

SERVICES

Mains Water, Electricity and Drainage.

Mains Gas central heating.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

There is BT Fibre to the property.

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

Severn Trent Water

LOCAL AUTHORITY

Forest of Dean District Council

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.

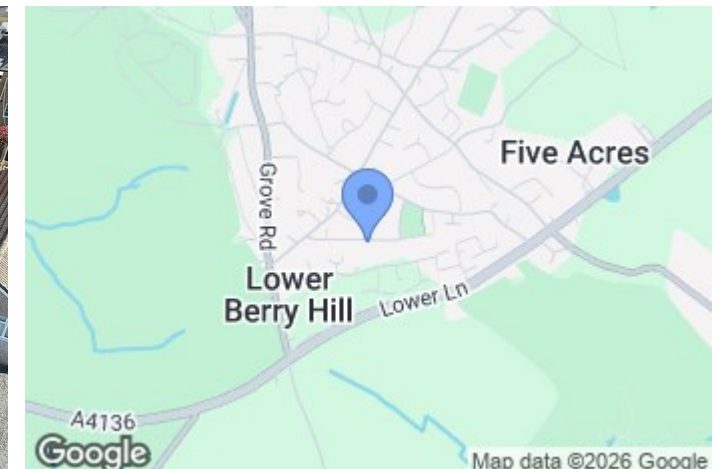
DIRECTIONS

From the Steve Gooch office in Coleford, head left onto St John's Street (B4228). After a short distance, turn right onto The Gorse, go straight over the crossroads onto Grove Road. Continue along Grove Road, then turn right onto Coverham Road. Follow Coverham Road for a short distance before turning right onto Crow Ash Road where the house can be found along on the right hand side.

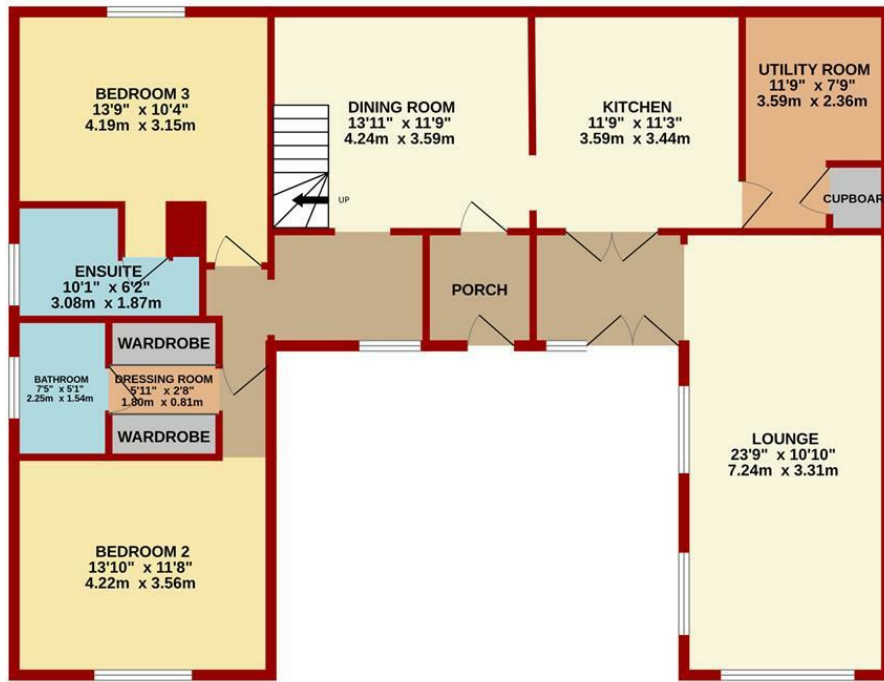
PROPERTY SURVEYS

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

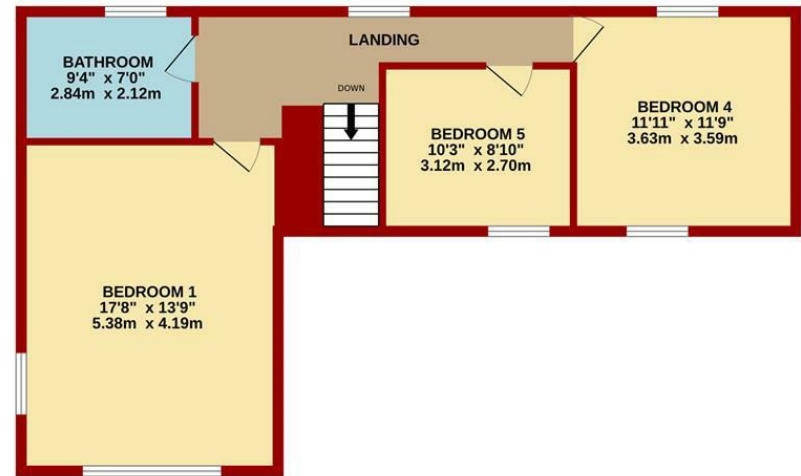
AWAITING VENDOR APPROVAL



GROUND FLOOR
1290 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1980 sq.ft. (183.9 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		62	EU Directive 2002/91/EC





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