

Sherborne Stenders Road
Mitcheldean GL17 0JL

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£500,000

Steve Gooch Estate Agents are delighted to offer for sale this CHARMING AND CHARACTERFUL FOUR-BEDROOM DETACHED PERIOD PROPERTY, dating back to CIRCA 1901, situated in a POPULAR VILLAGE LOCATION. This delightful home offers SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION, including FOUR BEDROOMS, TWO BENEFITING FROM EN-SUITE FACILITIES, making it ideal for family living. Externally, the property enjoys BEAUTIFULLY MAINTAINED GARDENS, together with a GARAGE, USEFUL OUTBUILDINGS AND AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES, combining period charm with the practical benefits of modern family life.

The property comprises:
Entrance Hall, Snug, Dining room, Kitchen, Sunroom, Large Lounge, to the first floor Bedroom One with En-suite, Bedroom Two with En-suite, Two further Bedrooms and Family Bathroom, Galleried Landing, Ample Off Road Parking for Multiple Vehicles, Garage with Roller shutter door and power, Workshop, Store Sheds, Mature, Well-stocked and Maintained Gardens, Enclosed by Hedging and Walls.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.



Accessed via wrought iron gate with stone walls to the front, pathways lead to either side of the house with gated access, small gravelled garden with shrubs. UPVC obscure glazed panel door gives access into:

ENTRANCE PORCH/HALL
Ceiling light, two side aspect windows, single radiator, power point, tiled floor, central heating thermostat control. Stairs lead to the first floor.

SNUG
11'11" x 11'11" (3.63m x 3.63m)
Ceiling light, coving, feature fireplace with cast grate, tiled inserts and tiled hearth, wooden mantle over, alcoves to either side with shelving and cupboards beneath, double radiator, power points, front aspect window.

DINING ROOM
11'8" x 11'8" (3.56m x 3.56m)
Ceiling light, coving, chimney breast with fireplace opening, alcoves to either side, double radiator, power points, wooden flooring, front aspect window overlooking the front garden, obscure glazed panel door, step down into:

INNER HALL
Tiled flooring, access to understairs storage cupboard, step down to:

KITCHEN
15'8" x 9'8" (4.78m x 2.95m)
Two ceiling spot rails, coving, feature brick fireplace now housing the Range-style cooker, range of base and wall mounted units, tiled surrounds with power points, one and a half bowl single drainer sink with monobloc mixer tap over, space for large freestanding fridge/freezer, built-in dishwasher, breakfast bar with radiator beneath, tiled flooring with underfloor heating, thermostat control panel, side aspect window. Opening into:

SUNROOM
Vaulted ceiling with ceiling timbers, balustrade walkway, lighting, tiled flooring, double radiator, French doors open onto the garden and decking with views towards countryside. Two steps up gives access into:













LIVING ROOM
11'10" x 21'6" (3.61m x 6.55m)
Ceiling lights, coving, chimney breast with cast grate, tiled inserts, tiled hearth, wooden mantle over, alcoves to either side, power points, TV point, double radiator x 2, front aspect window overlooking the front garden, side aspect window overlooking garden and driveway with views towards forest and woodland, rear aspect window overlooking the decking and garden with extensive views.

Stairs leading to the first floor:

LANDING
Two access points to roof space, galleried landing with velux-style roof lights, wall lights, access to:

BEDROOM ONE
11'11" x 15'10" (3.63m x 4.83m)
Two ceiling lights, coving, range of built-in bedroom furniture to include three large double wardrobes and two further storage areas behind sliding doors, access to roof space, double radiator, single radiator, power points, exposed timber skirting boards, front aspect window, side aspect window overlooking the garden with views towards fields, countryside and woodland, rear aspect window overlooking the garden.

EN-SUITE
5'10" x 5'3" (1.78m x 1.60m)
White suite with concealed cistern WC, vanity wash hand basin with cupboard beneath, quadrant shower cubicle with electric shower, heated towel radiator, fully tiled walls, tiled floor, electric lit mirror, inset ceiling spots, extractor fan, rear aspect obscure window.

BEDROOM TWO
11'9" x 11'8" (3.58m x 3.56m)
Ceiling light, coving, chimney breast with alcoves to either side, double radiator, power points, exposed timber skirting, front aspect window with views towards fields, countryside and woodland.

BEDROOM THREE
8'5" x 9'8" (2.57m x 2.95m)
Ceiling light, coving, chimney breast, double radiator, power points, built-in wardrobe/storage cupboard over the stairs.

EN-SUITE
6'10" x 5'4" (2.08m x 1.63m)
Close coupled WC, pedestal wash hand basin and shower cubicle with electric shower fitted, inset ceiling spots, fully tiled walls and floor, single radiator, extractor fan.

BEDROOM FOUR
8'5" x 9'8" (2.57m x 2.95m)
Sloped ceiling with ceiling light, single radiator, power points, side aspect window with views towards the church spire.

FAMILY BATHROOM
5'10" x 5'3" (1.78m x 1.60m)
White suite with close coupled WC, pedestal wash hand basin, roll top claw foot bath with centre taps and shower attachment fitted, fully tiled walls and floor, velux-style roof lights, electric lit mirror, chrome heated towel radiator,

GARAGE
Accessed via an electric roller shutter door, power and lighting, windows to side, internal door into a workshop with power and lighting, windows to rear, personal door to front, a further workshop/storage area of stone construction with corrugated tin roof, various other sheds and outbuildings throughout the property and garden.

OUTSIDE
The driveway is suitable for parking up to seven vehicles, carport, metal gate opens to further parking/turning area, gated access to the lawn, tree house, attractive flower borders, vegetable produce area, greenhouse, patio area beneath the trees, pathways lead through the gardens, decking to the rear of the property leading to:

UTILITY AREA
Plumbing for automatic washing machine, space for tumble dryer, single bowl single drainer stainless steel sink unit, worktop and base cupboard, tiled flooring, lighting, power, window to front aspect.

GARDEN WC
Low level WC, wall mounted wash hand basin, ceiling light, double radiator, window to rear.

DIRECTIONS
From the Mitcheldean office turn up the Stenders Road, after approximately 500 yards the property can be found on the right hand side.

SERVICES
Mains Electric, Gas, Drainage, Water.

WATER RATES
Severn Trent Water Authority - Rate TBC.









LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.









Floor 0 Building 1



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Approximate total area(1)

1611 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.





