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This floor plan shows a 3-bedroom house with a conservatory and lounge. The layout includes:

- Bedroom 1:** 13'4" x 9'0" (4.06m x 2.74m)
- Bedroom 2:** 11'1" x 8'5" (3.38m x 2.57m)
- Bedroom 3:** 9'1" x 9'1" (2.76m x 2.76m)
- Lounge:** 13'10" x 12'5" (4.21m x 3.79m)
- Dining Room:** 8'3" x 7'7" (2.51m x 2.32m)
- Kitchen:** 10'3" x 8'3" (3.13m x 2.51m)
- Conservatory:** 10'7" x 9'8" (3.24m x 2.93m)
- Bathroom:** 8'2" x 5'4" (2.49m x 1.63m)
- Hallway:** (Central hallway connecting rooms)
- Storage:** (Small storage area near the hallway)

A map showing the area around Beaufort Rd and Buttington Hill. A blue marker is placed on Beaufort Rd, near the Llanvaches Community Council. The map is oriented with Beaufort Rd running vertically. The text 'Beaufort Rd' is written vertically along the road. The text 'Buttington Hill' is written vertically along the road. The text 'Llanvaches Community Council' is written horizontally. The text 'Map data ©2026' is written in the bottom right corner. The text 'Google' is written in the bottom left corner.



Offers Over £415,000

A WELL-PRESENTED THREE-BEDROOM DETACHED BUNGALOW offering spacious and versatile single-storey accommodation, including a GENEROUS LOUNGE/DINING ROOM, FITTED KITCHEN WITH INTEGRATED APPLIANCES and a bright CONSERVATORY overlooking the rear garden. The property further benefits from THREE GOOD-SIZED BEDROOMS, a modern shower room, DRIVEWAY PARKING, attractive front and rear gardens and a pleasant, flowing layout throughout.

Beachley is a small Gloucestershire village situated between the Rivers Wye and Severn, close to the Welsh border. The village enjoys a peaceful setting whilst remaining within easy reach of everyday amenities in Sedbury and the historic market town of Chepstow, which offers a wider range of shops, schools and leisure facilities. Excellent road links via the M48 and M4 provide access towards Bristol, Newport and Cardiff, whilst the nearby Wye Valley and Forest of Dean offer beautiful countryside, scenic walks and a variety of outdoor pursuits.



ENTRANCE HALL

A spacious and welcoming entrance hall providing access to the principal accommodation and creating a natural flow throughout the property.

LOUNGE

13'10 x 12'5 (4.22m x 3.78m)

A generous reception area featuring two double-glazed uPVC windows to the front overlooking the front garden. The room is carpeted and includes a radiator, power points, coved ceiling, dado rail and a feature fireplace with timber surround and marble-effect inset, housing an electric fire.

DINING AREA

8'3 x 7'7 (2.51m x 2.31m)

Open-plan to the lounge and providing a useful dedicated dining space. Double-glazed uPVC window, radiator and carpeted flooring.

KITCHEN

10'3 x 9'3 (3.12m x 2.82m)

Fitted with a range of base, wall and drawer units complemented by black granite-effect roll-edged work surfaces and a breakfast bar. Appliances include an integrated fridge/freezer and integrated washing machine, together with an electric hob and oven. Further features include a sink and drainer unit with mixer tap, additional storage and fully tiled walls. Double-glazed uPVC window to the rear.

CONSERVATORY

10'7 x 9'8 (3.23m x 2.95m)

A bright and pleasant additional reception space enjoying views over the rear garden. Featuring double-glazed uPVC windows, fitted storage units, tiled flooring and doors providing direct access to the garden.

BEDROOM ONE

13'4 x 9 (4.06m x 2.74m)

A spacious double bedroom with an extensive range of fitted storage comprising wardrobes, cupboards and drawers, including mirrored wardrobe doors. Double-glazed uPVC window to the rear enjoying views over the garden, radiator and power points.

BEDROOM TWO

11'1 x 8'5 (3.38m x 2.57m)

A well-proportioned bedroom featuring a comprehensive range of fitted furniture including overhead wardrobes, full-height wardrobes, drawers and a built-in standing cabinet. Double-glazed uPVC window to the rear overlooking the garden, radiator, power points and carpeted flooring.

BEDROOM THREE

9'1 x 9'1 (2.77m x 2.77m)

A versatile square-shaped bedroom suitable for use as a further double bedroom, single bedroom or home office. Double-glazed uPVC window to the front overlooking the driveway and front garden.

BATHROOM

8'2 x 5'4 (2.49m x 1.63m)

Fitted with a WC, wash hand basin set within a vanity unit providing useful cupboard and drawer storage, and a generous curved walk-in shower enclosure with mains-fed rainfall-style shower head. Further features include a heated towel rail, shaver point, extractor fan and two double-glazed uPVC windows.

OUTSIDE

To the front, the property benefits from a garden and driveway providing off-road parking, together with a single garage. The gardens are well established with a variety of lovely, mature shrubs and planting, creating an attractive and private outdoor setting. The rear garden offers excellent outdoor space with multiple seating areas, ideal for relaxing and entertaining. There is also a useful outbuilding with LVT flooring and electrics, currently utilised as a utility area and store.

SERVICES

Mains Gas, Mains Electricity, Mains Water and Mains 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

Welsh Water - Rates to be advised.

LOCAL AUTHORITY

Council Tax Band: D
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.

DIRECTIONS

From our Coleford office, proceed along the B4228 towards Chepstow, continuing through Trow Green and towards Tutshill. On reaching the A48, follow signs for Sedbury and Beachley, joining Beachley Road. Continue through Sedbury towards Beachley before turning onto Loop Road/Inner Loop Road, where the property will be found as indicated by our For Sale board.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

AGENTS NOTE

Please note that some personal belongings have been digitally removed from the photographs using AI for presentation purposes. The property itself remains unchanged.