



## Crossways

Coleford, Gloucestershire, GL16 8QP

£375,000



This delightful characterful cottage combining rural tranquility with everyday convenience. A practical entrance hallway leads into a characterful country-style kitchen featuring an eye-catching blue Rayburn set within a stone fireplace, a dining area overlooking the garden, and a useful walk-in pantry. The spacious yet cosy lounge is centered around a stone fireplace with gas fire and exposed beams, with large windows bringing in plenty of natural light and leafy views. Further benefits include a separate utility area attached to the kitchen, leading to a shower room, a handy boot room, a downstairs cloakroom and a dedicated home office. Upstairs offers two bright double bedrooms: a peaceful main bedroom with built-in wardrobes, and a versatile second double with built-in storage and a large window.

Outside, the property is set on a plot approaching quarter of an acre and enjoys ample off-road parking, a generous double garage with excellent storage/workshop potential plus a beautifully enclosed garden with patio seating, expansive lawn, vegetable patch and a wildlife pond to the bottom of the garden, all set within a picturesque countryside position.

Coleford is a popular market town set in the heart of the Forest of Dean, well placed for both countryside living and everyday amenities. The town centre offers a good range of shops, cafés and services, while the surrounding area is renowned for woodland walks, cycling routes and well-known local attractions including Puzzlewood and Clearwell Caves, along with easy access towards the Wye Valley. Coleford is served by regular bus links including services to Gloucester and the surrounding Forest communities, as well as connections towards Monmouth.



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

12'4" x 3'6" (3.78m x 1.07m)

Stone walling, three windows to front & side aspects, two double panelled radiators, stairs to first floor landing, doors to lounge & kitchen/dining room, power & lighting.

#### Lounge:

23'9" x 9'7" (7.25m x 2.94m)

Feature stone fireplace with gas fire, wooden beams, double panelled radiator, three windows to front & side aspects, power & lighting.

#### Kitchen/Dining Room:

10'11" x 9'10" (3.35m x 3.01m)

A range of base units & drawers, worktop, one and a half stainless steel sink with drainer, blue Rayburn with stone fireplace, free-standing cooker, tiled flooring, tiled walls, power & lighting, windows to front and rear aspects, door to pantry, hallway leading to utility room.

#### Pantry:

9'2" x 3'6" (2.80m x 1.09m)

Window to rear aspect, shelving, lighting, tiled flooring.

#### Utility Room:

6'11" x 5'4" (2.11m x 1.65m)

Space & plumbing for washing machine, worktop, storage cupboards, window to side aspect, door to shower room, tiled splashbacks, tiled flooring, power & lighting, loft access, door to boot room.

#### Shower Room:

6'10" x 4'8" (2.09m x 1.43m)

Shower cubicle, W.C., wash hand basin, frosted window to front aspect, extractor fan, tiled walls, tiled flooring, spotlights.

#### Boot Room:

9'10" x 9'9" (3.00m x 2.98m)

UPVC double glazed rear door leading to driveway & double garage, tiled flooring, storage cupboards, velux window, power & lighting, window to side aspect, door to office and door to cloakroom.

#### Office:

9'9" x 6'3" (2.99m x 1.92m)

UPVC double glazed French doors to the rear garden, wooden panelling, window to rear aspect, power & lighting.

### Cloakroom:

4'10" x 3'6" (1.49m x 1.09m)

W.C., wash hand basin, tiled splashbacks, frosted window to rear aspect, lighting.

### First Floor Landing:

3'4" x 3'0" (1.02m x 0.93m)

Window to rear aspect, lighting, doors to both bedrooms.

### Bedroom One:

10'1" x 10'1" (3.09m x 3.08m)

Loft access, wooden built in wardrobes, two windows to front aspect, single panelled radiator, power & lighting.

### Bedroom Two:

11'6" x 10'2" (3.53m x 3.10m)

Window to front aspect, window to rear aspect, two single panelled radiators, power & lighting, loft access.

### Double Garage:

22'11" x 19'0" (6.99m x 5.81m)

Power & lighting, door to storage room measuring 6.93m x 1.36m.

### Outside:

The property enjoys generous off-road parking for multiple vehicles, complemented by a substantial double garage offering secure parking and excellent storage—ideal for classic car enthusiasts, outdoor gear, or hobby space. The garage also lends itself well to alternative uses such as a workshop or home gym, subject to requirements. Outside, a patio provides an ideal spot for summer entertaining, while the expansive lawn offers plenty of scope for planting, relaxing, or continuing with the existing vegetable patch. Set against a backdrop of attractive countryside views, the garden feels wonderfully peaceful and includes a wildlife pond at the far end, enhancing the home's connection to nature.



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## Road Map



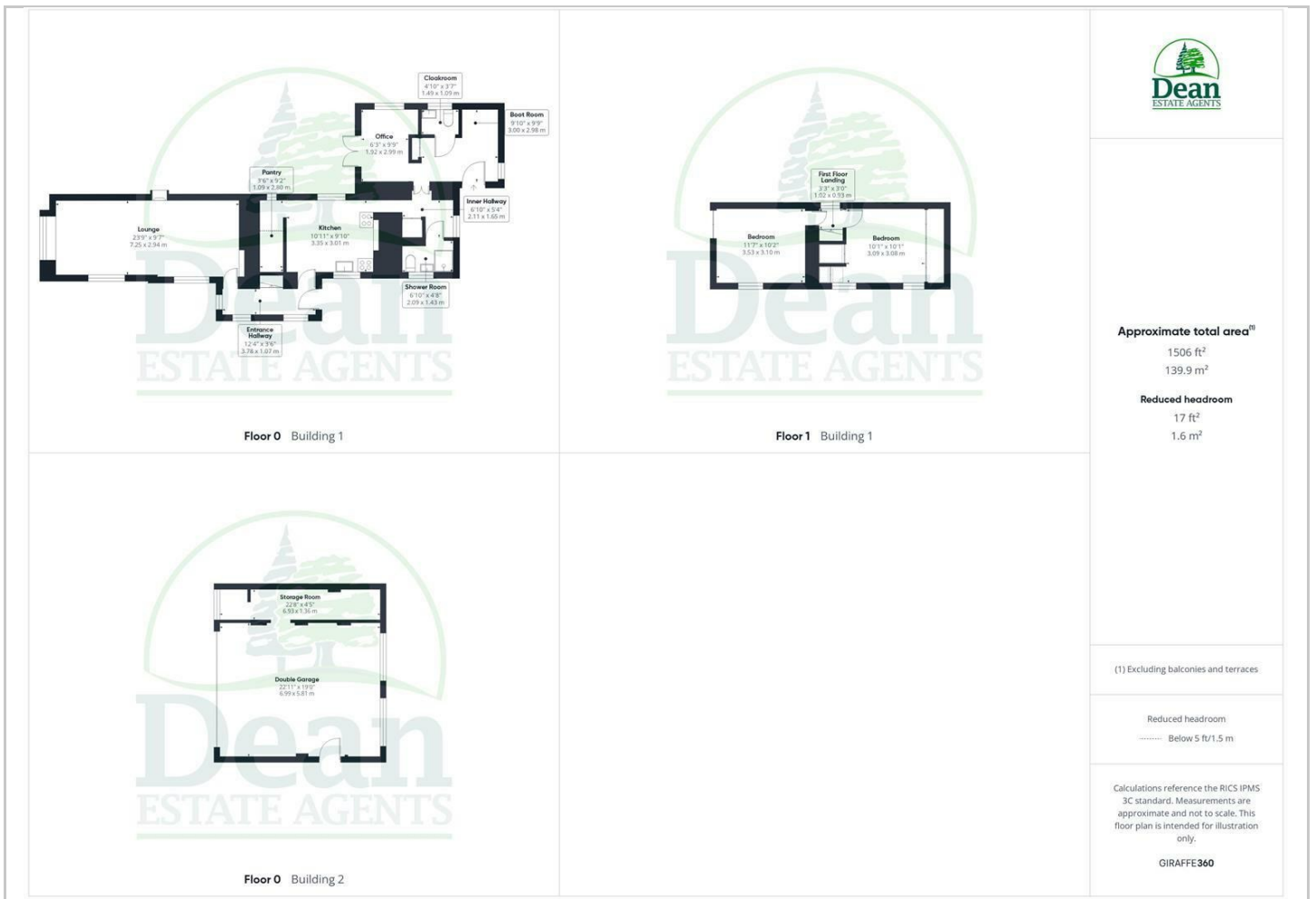
## Hybrid Map



## Terrain Map



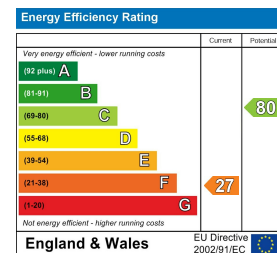
## Floor Plan



## 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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