Dean
ESTATE AGENTS

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Braceland

Coleford, GL16 7NP

Offers In Excess Of £350,000

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An exceptional and rarely available family home, tucked away in the tranquil setting of Bracelands, Christchurch. Surrounded by breathtaking natural beauty, the property offers a truly special garden that creates a sense of total seclusion—your own private escape, immersed in nature.

The home itself is warm, inviting and beautifully presented throughout, featuring a spacious lounge, a stylish modern kitchen, and a delightful sun room that perfectly connects indoor living with the stunning outdoor space. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

A unique opportunity to acquire a peaceful retreat in one of the area's most sought-after woodland settings.

Braceland Cottages is positioned within the highly sought-after area of Braceland, Christchurch, surrounded by beautiful woodland which creates an exceptionally private and peaceful setting. Coleford town centre is just a short drive away, providing a wide range of amenities including supermarkets, cafés, independent shops, doctors' surgeries and more.

Approached via double glazed front door into:

Entrance Porch:
5'4" x 5'3" (1.63m x 1.61m)
Double glazed windows, tiled flooring, mains consumer unit, door to lounge.

Lounge:
21'1" x 14'2" (6.43m x 4.34m)
Double glazed windows to front and back, double panelled radiator, smoke alarm, tiled flooring, under stairs storage cupboard, stairs to first floor, power & lighting, door to kitchen.

Kitchen:
13'10" x 10'5" (4.24m x 3.19m)
A brand new kitchen comprising of a range of base, wall and drawer units, stainless steel one and a half bowl sink drainer unit, space & plumbing for washing machine, single integrated oven, 4 ring electric hob, extractor hood, tiled flooring, double glazed window, double panelled radiator, space for fridge/freezer, door to sun room, power & lighting.

Sun Room:
11'5" x 7'1" (3.48m x 2.17m)
Double glazed windows and doors to garden, double panelled radiator, tiled flooring, power & lighting.

First Floor Landing:
Doors to all bedrooms and bathroom.

Bedroom One:
14'0" x 10'0" (4.29m x 3.07m)
Double glazed windows, single panelled radiator, power & lighting.

Bedroom Two:
10'8" x 10'7" (3.27m x 3.23m)
Double glazed windows, single panelled radiator, power & lighting, loft access.

Bedroom Three:
9'2" x 8'10" (2.81m x 2.70m)
Double glazed windows, single panelled radiator, power & lighting.

Bathroom:
10'5" x 4'8" (3.18m x 1.43m)
Double glazed window to rear, pedestal sink

unit, white panelled bath with shower over, W.C., lighting.

Outside:

To the front is a gated entrance, off road parking, storage room with power and gate to rear garden.

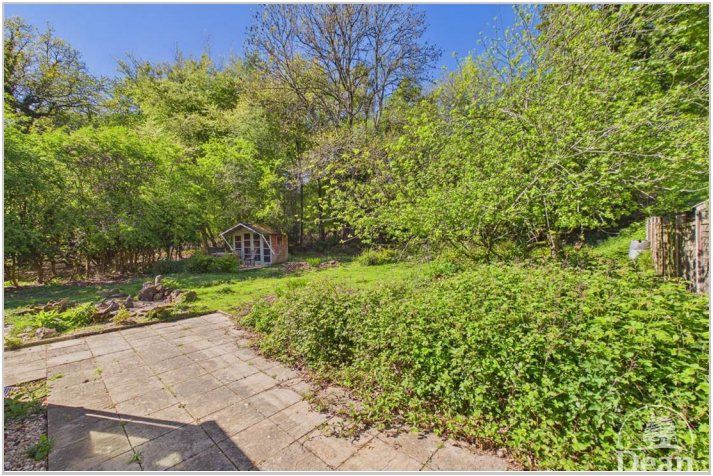
To the rear is a beautiful garden backing onto the woodlands. It benefits from patio area, summer house with decking area, pond, lawned section and an amazing range of bushes, shrubs and flowers. The property benefits from direct access to woodland walks.

Outbuilding:

A great place for storage, power and lighting.

Agent's Note:

There is Gigaclear available to be installed at the property.



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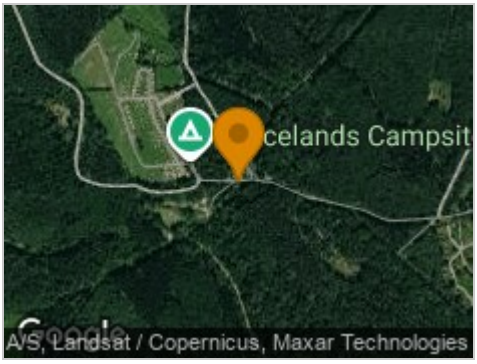
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map



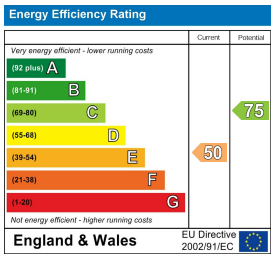
Terrain Map

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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