



1 Lower Stream Cottages Flaxley Road
Flaxley, Mitcheldean GL17 0EB

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £580,000

A SUBSTANTIAL, EXTENDED FIVE-BEDROOM SEMI-DETACHED COUNTRY RESIDENCE located within the small and peaceful hamlet of FLAXLEY, believed to date back to Circa 1750 with MATURE GARDENS OF APPROX. a QUARTER OF AN ACRE and having DIRECT ACCESS to OPEN WOODLAND. This charming property is SET BACK OFF OF A QUIET LANE with FIELDS TO THE FRONT and a MAGICAL WOODLAND BACKDROP, a small stream runs along the properties boundary completing the TRANQUIL SETTING. The SPACIOUS ACCOMMODATION in excess of 1770 SQ.FT includes a 19FT. LIVING ROOM, separate DINING AREA, 13.FT SITTING ROOM, MODERN FITTED KITCHEN with built in appliances, DRIVEWAY PARKING via a SHARED ACCESS and MATURE GARDENS complete with KOI CARP POND.

The property has PERMISSION TO SITE A MOBILE HOME WITHIN ITS GROUNDS that could replace the existing dilapidated structure and would be IDEAL FOR MULTI-GENERATIONAL LIVING OR HOLIDAY LET POTENTIAL. Additionally there is an ARRAY OF SHEDS, WORKSHOPS, AN AVIARY, and a GREENHOUSE.

The accommodation comprises ENTRANCE HALL, LIVING ROOM, SITTING ROOM, DINING AREA, KITCHEN and CONSERVATORY to the ground floor. The first floor is split in two, with BEDROOM THREE and the BATHROOM accessed from the living room and BEDROOMS ONE, TWO and the SHOWER ROOM accessed from the entrance hall. The second floor comprises BEDROOMS FOUR and FIVE.

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.





SG

A front aspect wooden door with window to side leads into:

ENTRANCE HALL

Stairs lead up to the first floor, radiator, doors lead off to the living room and sitting room.

LIVING ROOM

19'6" x 16'5" (5.94m x 5.00m)

A spacious room with an original fireplace with wood burning stove, exposed beams, fitted storage and display units, radiators, front aspect door and window, spiral staircase leads up to the first floor. Opens through to the dining area, stable door to the kitchen.



DINING AREA

10'10" x 7'0" (3.30m x 2.13m)

Fitted cupboard and shelving, radiator, skylight and rear aspect window.

KITCHEN

17'3" x 11'6" (5.26m x 3.51m)

Comprising modern fully fitted wall and base level units with laminate worktops, inset stainless steel sink unit with drainer, integral electric double oven and induction hob. Space for a washing machine and fridge/freezer. Storage cupboard, tiled floor, radiators, side and rear aspect windows, rear aspect door leading out to the garden. Doors lead to the w.c and sitting room.

W.C

Low level w.c, tiled floor and walls.

SITTING ROOM

13'1" x 12'4" (3.99m x 3.76m)

Radiator, front aspect window, double doors lead into the conservatory.

CONSERVATORY

11'2" x 10'2" (3.40m x 3.10m)

Wood burning stove sat on a raised stone hearth, power points and lighting, tiled floor, rear aspect door to the garden

From the living room, a spiral staircase leads to a first floor landing with doors leading off to bedroom three and the bathroom. The staircase continues to the second floor.



BEDROOM THREE

13'11" x 11'11" (4.24m x 3.63m)

Range of built in wardrobes, radiator, two front aspect windows with superb views.

BATHROOM

10'0" x 7'6" (3.05m x 2.29m)

Comprises a bath with shower attachment over, low level w.c and pedestal washbasin. Airing cupboard, radiator, obscured rear aspect window.

Second floor landing with rear aspect window and door with an external metal staircase leading down to the garden. Doors lead to bedrooms four and five.

BEDROOM FOUR

10'11" x 8'6" (3.33m x 2.59m)

Fitted double wardrobe, skylight, radiator.

BEDROOM FIVE

14'10" x 7'7" (4.52m x 2.31m)

Fitted double wardrobe and access to eaves storage, radiator, rear aspect window.

From the entrance hall, stairs lead up to a first floor landing with loft access, radiator, doors lead off to bedrooms one and two and a shower room.

BEDROOM ONE

13'2" x 11'1" (4.01m x 3.38m)

Built in storage cupboard, radiator, side aspect window and front aspect skylight with lovely outlook over the gardens.

BEDROOM TWO

11'9" x 9'7" (3.58m x 2.92m)

Built in storage cupboard, radiator, side aspect window overlooking the gardens.

SHOWER ROOM

6'4" x 6'0" (1.93m x 1.83m)

Shower cubicle with electric shower and tiled surround, low level w.c, pedestal washbasin, radiator, rear aspect skylight.

PARKING

At the front of the property, a tarmac driveway—accessed via a shared track that crosses a small bridge over a stream—provides parking for three to four vehicles.







OUTSIDE

Adjacent to the drive is a well-maintained lawn bordered by attractive flowerbeds and a variety of mature trees. Steps and pathways wind through the landscaped gardens, which feature multiple seating areas, a koi carp pond, a mobile home, an aviary, several sheds, workshops, and a greenhouse. To the rear, there is direct access to open woodland.

SERVICES

Mains electricity and water. A shared septic tank is sited in the neighbouring garden. Oil central heating.

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

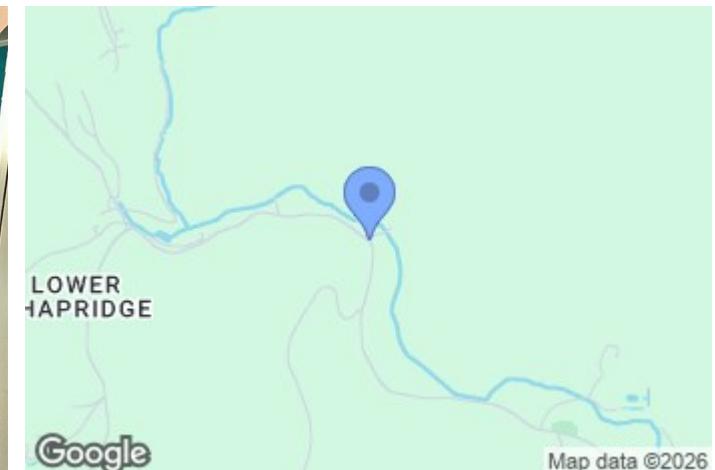
Freehold

VIEWING

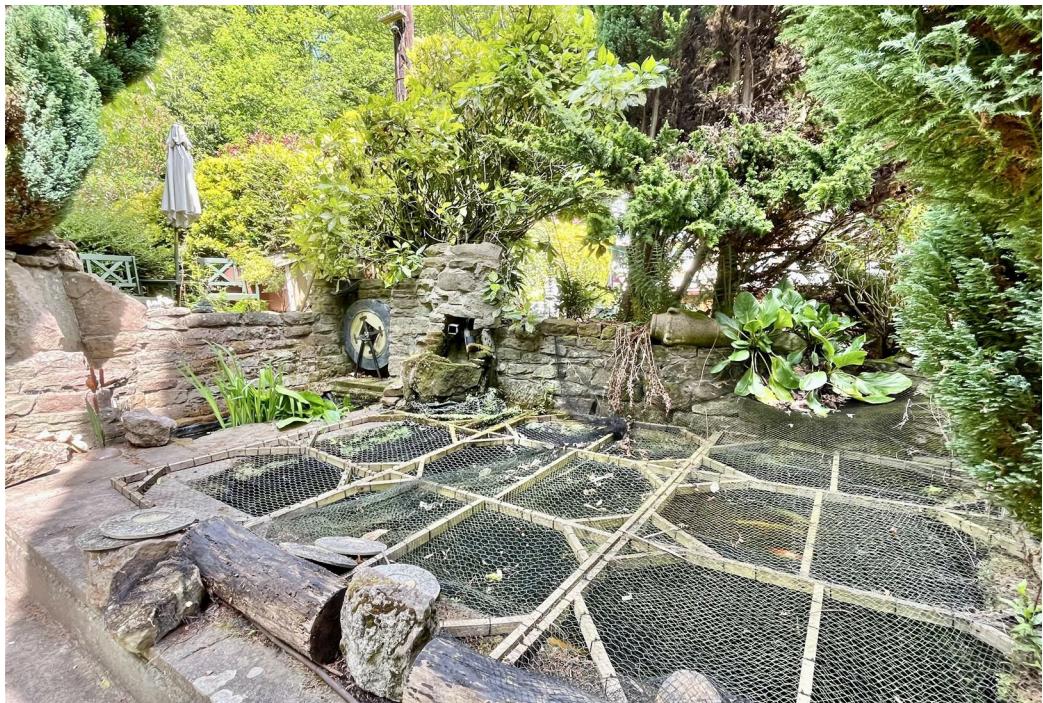
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

What3Words/// flask.prosper.upward- From the Mitcheldean office drive towards the mini-roundabout on the A4136. Bear left then immediately right onto Flaxley Road. At the Y-junction take the left fork, go past Upstream Cottages and just before a sharp right hand bend the access track can be found on the left hand side, crossing two cattle grids.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			





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