



4 Ash Grove  
Mitcheldean GL17 0SE

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Mitcheldean GL17 0SE

A SPACIOUS and EXTREMELY WELL PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY occupying an ELEVATED POSITION on the edge of the sought after town of MITCHELDEAN boasting SUPERB COUNTRYSIDE VIEWS and having GOOD ACCESS to the LOCAL SCHOOLS, SHOPS and AMENITIES. The property benefits from a 14FT. LOUNGE, 20FT. KITCHEN/DINER with built in appliances and a UTILITY ROOM on the ground floor, with THREE BEDROOMS and a BATHROOM on the first floor, BEDROOM TWO has direct access to the garden. Additionally there is AMPLE OFF-ROAD PARKING to the front of the property along with a 19.FT INTEGRAL GARAGE, and LARGE 90FT. REAR GARDEN backing onto woodland.

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.



Front aspect double composite doors leads into;

## ENTRANCE HALL

Radiator, laminate wood flooring, stairs lead to the first floor with storage cupboard under, doors lead off to the lounge and kitchen/diner.

## LOUNGE

**14'03 x 11'05 (4.34m x 3.48m)**

Laminate wood flooring, radiator, Gigaclear fibre point, large front aspect window providing superb countryside views. Opens through to the;

## KITCHEN/DINER

**20'09 x 8'04 (6.32m x 2.54m)**

Comprising contemporary wall and base mounted units with solid oak worktops with tiled splash backs and inset 1.5 bowl stainless steel sink unit with drainer. Integral electric double oven with gas hob and extractor hood over. Space for a fridge/freezer. Laminate wood flooring, radiator, two rear aspect windows. Door into;

## UTILITY

Fitted worktop with space and plumbing below for a washing machine and dishwasher. Front and rear aspect doors give access to the front terrace and rear garden.

## LANDING

Side aspect window, access to loft space, doors lead off to the three bedrooms and bathroom.

## BEDROOM ONE

**12'06 x 10'00 (3.81m x 3.05m)**

Built in wall to wall mirrored wardrobes, radiator, front aspect window with superb countryside views.

## BEDROOM TWO

**12'00 x 9'03 (3.66m x 2.82m)**

Built in wall to wall mirrored wardrobes, cupboard housing the gas-fired combi boiler, radiator, rear aspect French doors lead out to the decked balcony and rear garden.





## BEDROOM THREE

**8'02 x 6'08 (2.49m x 2.03m)**

Currently used as an office, radiator, front aspect window with superb views.

## BATHROOM

A white three piece suite comprising a bath, close coupled w.c and pedestal washbasin. Obscured rear aspect window.

## INTEGRAL GARAGE & PARKING

**19'03 x 9'00 (5.87m x 2.74m)**

To the front of the property there is driveway parking for up to five vehicles, this leads to the garage accessed via an up and over door with power and lighting.

## OUTSIDE

Steps lead up to a decked terrace with a balustrade—an ideal spot to enjoy the morning sun while taking in the stunning views of the surrounding countryside.

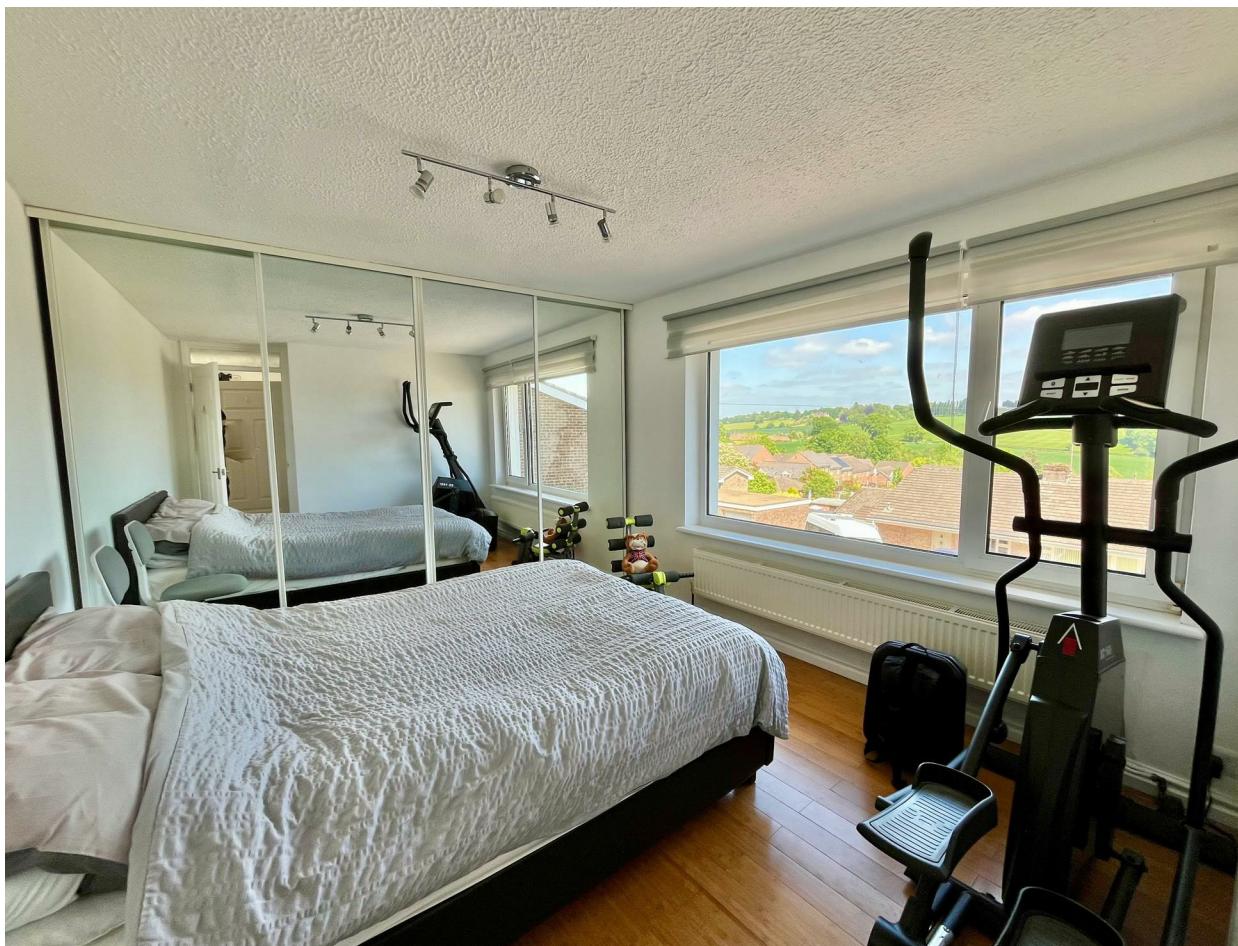
The generously sized, terraced rear garden features a sheltered patio area directly behind the property, complete with an attractive raised pond and water feature. Steps ascend to a decked balcony, which is also accessible from the second bedroom. From here, you can reach the rest of the predominantly lawned garden, offering space for a hot tub, a shed, and direct access to woodland walks beyond. At the top of the garden, you'll find truly breath-taking panoramic views across Mitcheldean and the surrounding landscape.

## DIRECTIONS

From the Mitcheldean office, proceed down through the village turning left on to Carisbrook Road. Take the second turning left into Hollywell Road, bare right into The Crescent and take the next right into Ash Grove where the property can be found immediately on the left.

## SERVICES

Mains water, drainage, electricity, gas.



## 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

Severn Trent Water

## LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## 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.

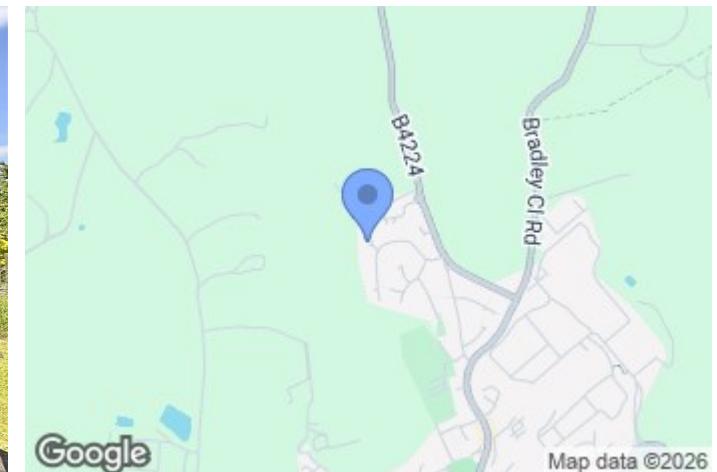
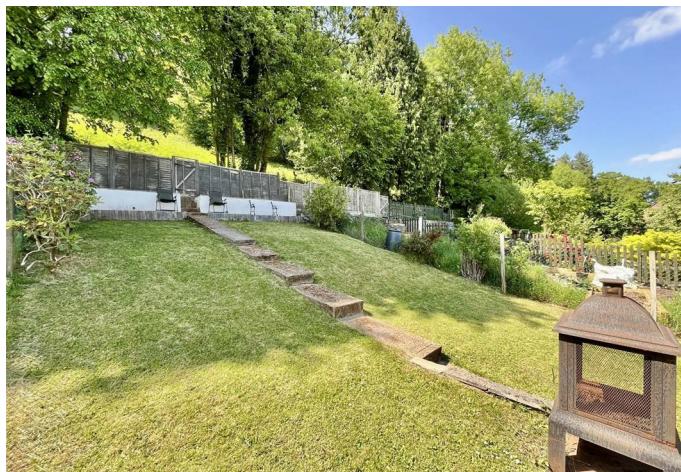
## PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## 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)





## GARAGE

## GROUND FLOOR

## 1ST FLOOR



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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## 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.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			





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