



21 Staunton Road
Coleford GL16 8DW



STEVE GOOCH
ESTATE AGENTS | EST 1985

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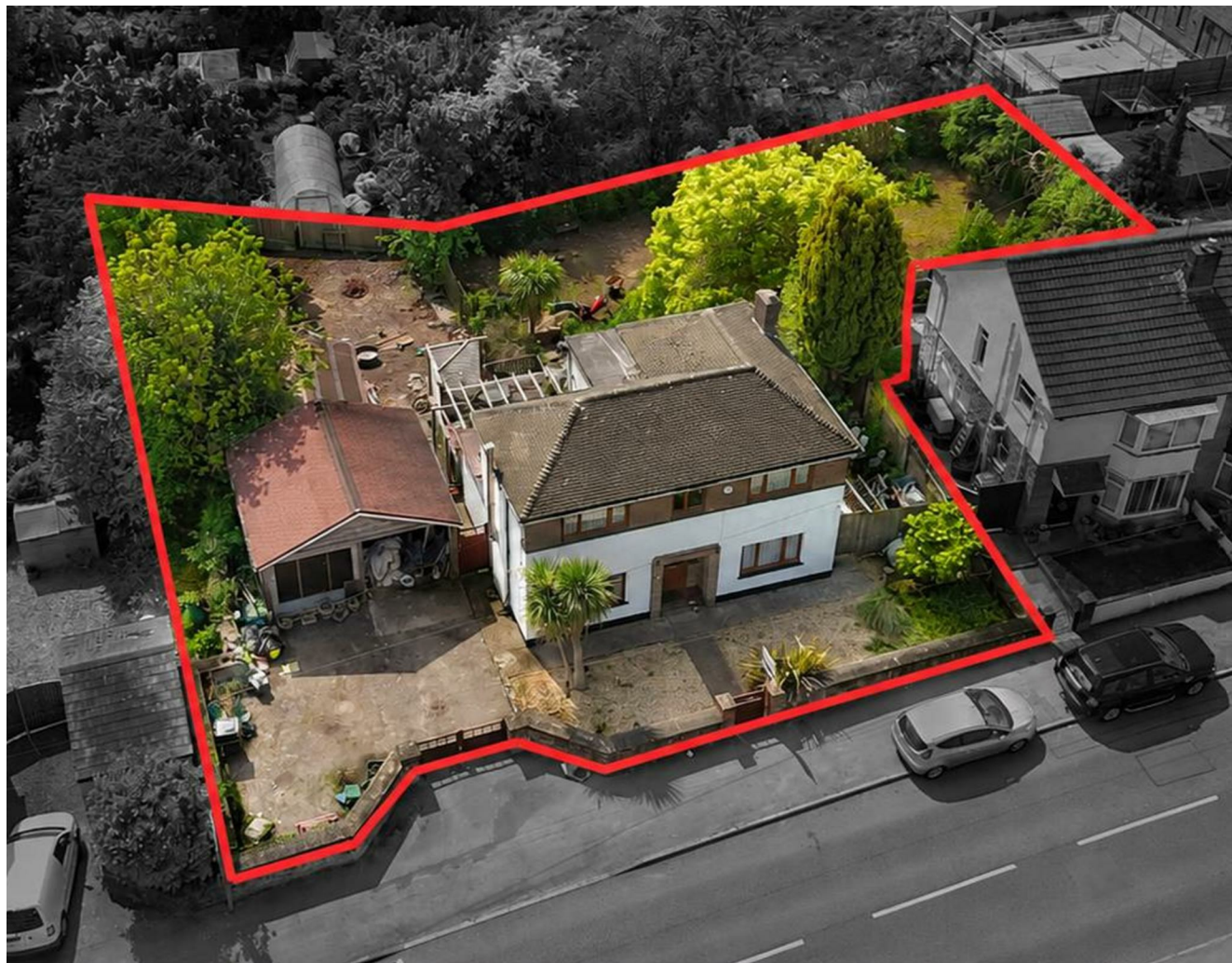
Coleford GL16 8DW

£450,000

A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME with PERIOD FEATURES, occupying a GENEROUS PLOT OF APPROXIMATELY 0.23 ACRES.

Offering SPACIOUS AND WELL BALANCED ACCOMMODATION THROUGHOUT, including a LARGE LOUNGE WITH WOOD BURNING STOVE, separate dining room and a MODERN FITTED KITCHEN, all complemented by a SUBSTANTIAL REAR GARDEN WITH EXCELLENT POTENTIAL and previously approved (now lapsed) planning permission for further development.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



ENTRANCE HALL

A welcoming entrance hallway with attractive parquet flooring, radiator, stairs to first floor and access into the lounge, dining room, kitchen and ground floor WC.

LOUNGE

20'00 x 11'10 (6.10m x 3.61m)

A bright and spacious reception room featuring attractive parquet flooring and an impressive feature fireplace housing a wood burning stove. Dual aspect room with front aspect double glazed window and rear aspect double glazed doors providing access out towards the garden and allowing plenty of natural light into the room.

DINING ROOM

12'10 x 11'10 (3.91m x 3.61m)

A fantastic formal dining space with ample space for dining table and chairs, continuation of the parquet flooring, radiator and front aspect double glazed window.

KITCHEN

11'03 x 8'10 (3.43m x 2.69m)

Fitted with a modern range of shaker style base and wall mounted units with wooden worktops and Belfast style sink. Integrated appliances include electric hob and double oven with additional appliance space and double glazed window overlooking the garden.

GROUND FLOOR WC

Comprising WC and wash hand basin.

LANDING

A spacious landing area with double glazed window allowing plenty of natural light and access to all bedrooms and family bathroom.

BEDROOM ONE

12'10 x 10'04 (3.91m x 3.15m)

A generous double bedroom with fitted wardrobes, radiator and double glazed window.





BEDROOM TWO

12'11 x 10'02 (3.94m x 3.10m)

Further spacious double bedroom benefitting from fitted wardrobes, radiator and double glazed window.

BEDROOM THREE

8'07 x 5'04 (2.62m x 1.63m)

Single bedroom ideal as a nursery, dressing room or home office with radiator and double glazed window.

FAMILY BATHROOM

11'04 x 5'10 (3.45m x 1.78m)

A beautifully appointed contemporary bathroom suite comprising freestanding style bath, separate walk-in shower enclosure, vanity wash hand basin and WC. Fully tiled walls, attractive flooring, heated towel rail and frosted double glazed window.

OUTSIDE

To the front of the property there is off road parking and access to a large detached double garage / carport.

The true standout feature of the property is the impressive rear garden and overall plot size extending to approximately 0.23 acres. The gardens are predominantly laid to lawn with a variety of mature trees, shrubs and established boundaries creating a high degree of privacy.

Immediately to the rear of the property is an elevated decked seating area enjoying a lovely outlook over the gardens, providing an excellent entertaining space. Steps lead down to the extensive main garden area which offers enormous potential for landscaping, growing space or further enjoyment as a family garden.

There are also additional outbuildings, including a workshop, shed and a useful cellar.

The property previously benefitted from planning permission for additional development within the grounds, which has since lapsed. Forest of Dean District Council: P1749/10/OUT

SERVICES

Mains water, electricity, gas and 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.

LOCAL AUTHORITY

Council Tax: Band D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

WATER RATES

Severn Trent Water

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 head up the High Street turning left at the traffic lights at the cross roads. Proceed along Staunton Road passing the turning for Sparrow Hill on the right hand side where the property can be found immediately after on the left.

PROPERTY SURVEYS

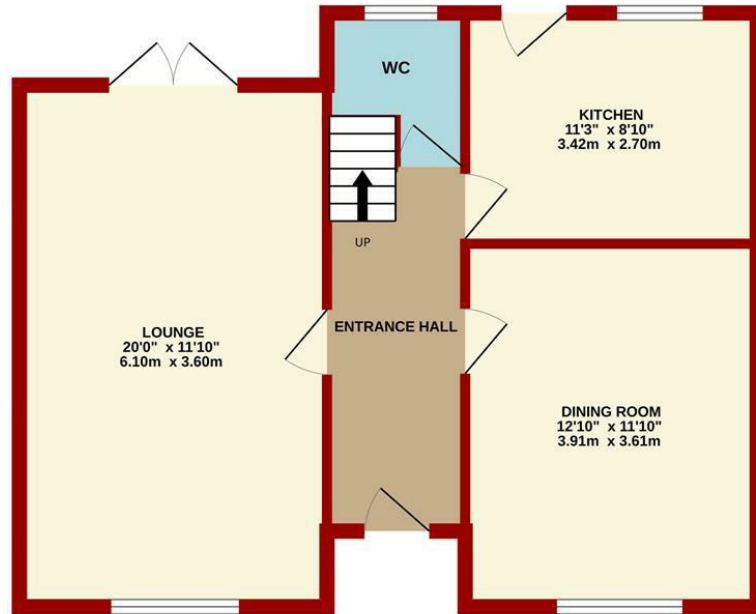
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

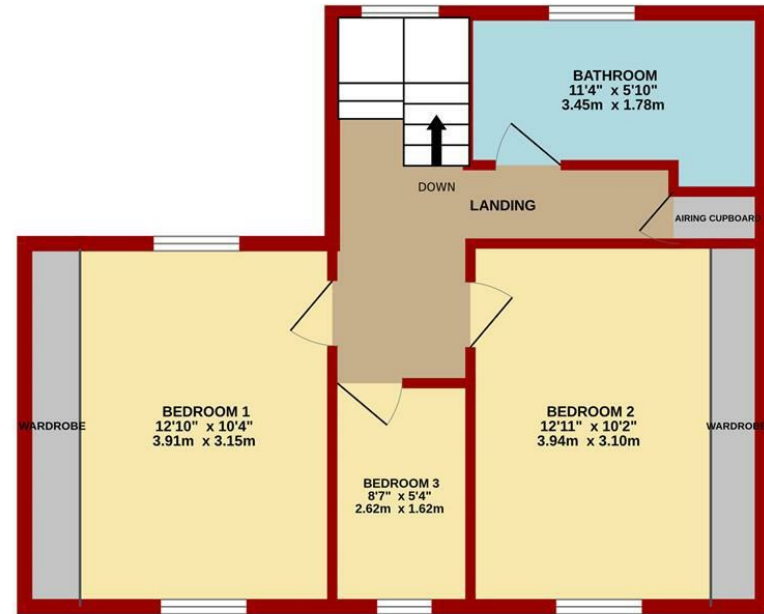




GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales





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