



49 Crabtree Meadow
Berry Hill, Coleford GL16 7RL



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£385,000

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A WELL-PRESENTED FOUR-BEDROOM FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM SPACIOUS ACCOMMODATION, EN-SUITE TO MASTER, ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING.

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The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office. Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ENTRANCE HALLWAY

Accessed via a uPVC double-glazed entrance door, leading into the hallway with grey herringbone-effect lino flooring. There is a useful storage cupboard ideal for coats and shoes, with access to ground floor accommodation.

SNUG

9'09 x 9'08 (2.97m x 2.95m)

A versatile reception room featuring front and side aspect uPVC double-glazed windows, radiator and power points.

CLOAKROOM

5'06 x 2'11 (1.68m x 0.89m)

Fitted with a low-level WC and corner pedestal wash hand basin.

KITCHEN/DINER

15'01 x 15'01 (4.60m x 4.60m)

A spacious kitchen fitted with a range of base, wall and drawer units with work surfaces over. Incorporating a one-and-a-half bowl sink and drainer with mixer tap, four-ring gas hob, extractor fan over, with integrated oven, and space for fridge/freezer, washing machine, tumble dryer and dishwasher. There is ample space for a dining table. The room benefits from two side aspect and one rear aspect uPVC double-glazed windows, radiators, and uPVC double-glazed French doors leading out to the rear garden.

LOUNGE

16'09 x 10'01 (5.11m x 3.07m)

A well-proportioned living space with a front aspect uPVC double-glazed window and additional uPVC double-glazed French doors opening onto the rear garden. Includes radiator, power points and TV point.

FIRST FLOOR LANDING

Providing access to all first floor rooms.

BEDROOM ONE

A spacious double bedroom with rear and side aspect uPVC double-glazed windows, radiator, and space for wardrobes. Access to:





EN-SUITE

6'09 x 3'10 (2.06m x 1.17m)

Fitted with a shower enclosure with mains-fed shower, low-level WC and pedestal wash hand basin. Frosted side aspect uPVC double-glazed window.

BEDROOM TWO

13'00 x 8'00 (3.96m x 2.44m)

A double bedroom with front aspect uPVC double-glazed window, radiator, power points and space for wardrobes.

BEDROOM THREE

12'03 x 10'01 (3.73m x 3.07m)

A double bedroom with uPVC double-glazed window overlooking greenery, radiator, power points and space for wardrobes.

BEDROOM FOUR

7'05 x 7'00 (2.26m x 2.13m)

A single bedroom with rear aspect uPVC double-glazed window, radiator and power points.

FAMILY BATHROOM

6'09 x 5'05 (2.06m x 1.65m)

Fitted with a panelled bath with mains-fed shower over, low-level WC and pedestal wash hand basin. Also benefiting from an extractor fan.

OUTSIDE

An enclosed rear garden mainly laid to lawn with a small patio seating area to the rear, enclosed by brick walling. Accessed via double doors from both the kitchen and lounge. There is side access leading to the driveway and garage.

To the front of the property is a paved area with space for pots and plants, enjoying a pleasant outlook over green space. There is then a driveway which provides off road parking and access to the garage.

GARAGE

Detached garage with power and lighting, accessible via the driveway.

SERVICES

Mains Gas, Electricity, Water 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.

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

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

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

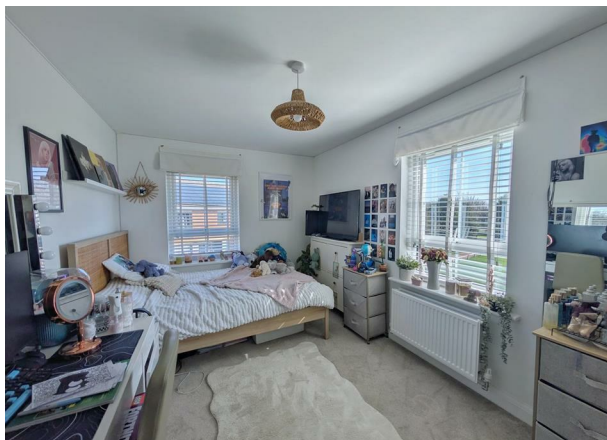
From Coleford town centre, turn left at the traffic lights on to Bank Street then on to Staunton Road. Turn right onto The Gorse and then take a right at the crossroads. Turn left into Crabtree Meadow, where the property can be found on the left hand side marked with a For Sale board.

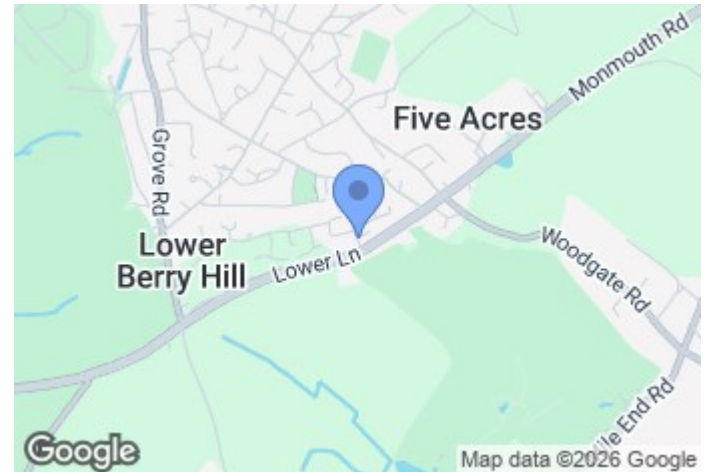
PROPERTY SURVEYS

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

These details are yet to be approved by the vendor. Please contact the office for verified details.

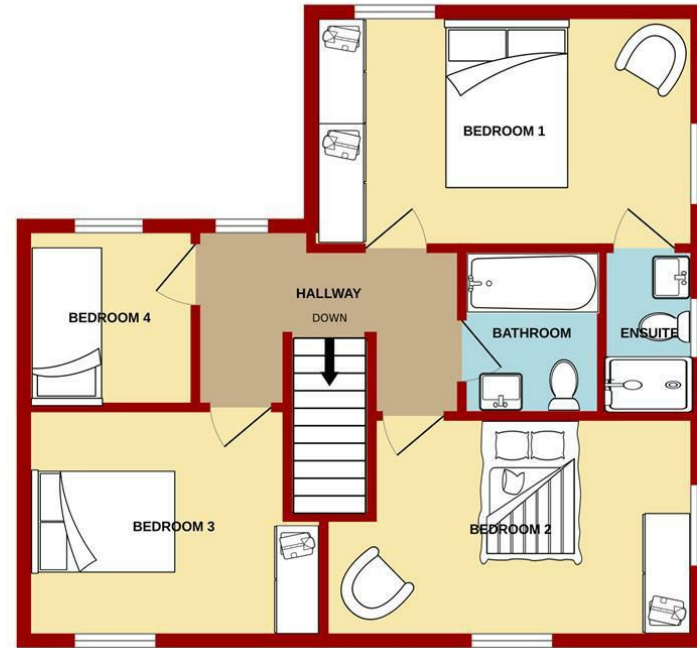




GROUND FLOOR



1ST FLOOR



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	Current	Potential	Environmental Impact (CO ₂) 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 <small>Not energy efficient - higher running costs</small>	91	91	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 <small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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