



FREEHOLD

£649,995



12 WOODVILLE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2AY

- **FIVE BEDROOMS (EN-SUITE TO MASTER)**
- **KITCHEN/DINING ROOM**
- **FAMILY BATHROOM**
- **WEST FACING REAR GARDENS WITH
EXTENSIVE VIEWS**
- **SITTING ROOM**
- **UTILITY**
- **DOWNSTAIRS W.C.**
- **DOWNSTAIRS BATHROOM**
- **DOUBLE GARAGE**

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A SUPERB EXAMPLE OF A PERIOD (ORIGINALLY BUILT 1910) HOUSE RESTORATION, PROVIDING A LIGHT AND SPACIOUS HOME OVER THREE FLOORS AND WITH SUPERB VIEWS STRETCHING ACROSS THE FOREST OF DEAN TO THE BLACK MOUNTAINS BEYOND, WITH THE SUGAR LOAF, SKIRRID MOUNTAINS AND HAY BLUFF CLEARLY VISIBLE IN THE DISTANCE. THE ACCOMMODATION IS WELL SPECIFIED AND OFFERS THE OPPORTUNITY FOR MULTI GENERATIONAL LIVING, COMPLIMENTED BY A LARGE FLAT GARDEN AND DOUBLE GARAGE. THE PROPERTY IS SITUATED IN ONE OF CINDERFORD'S MOST SOUGHT AFTER LOCATIONS

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Hall: Engineered oak floor, doors to sitting room, kitchen/dining room and cloakroom, stairs to lower ground and first floor, Victorian style radiator.

Sitting Room: 12' 4" x 20' 2" (3.77m x 6.15m), Light airy room, fitted blind at all windows, Stovax wood burning stove, two period style radiators.

Kitchen/Dining Room: 22' 0" x 12' 2" (6.70m x 3.71m), High spec kitchen fitted with high gloss units, breakfast bar, Victorian style radiator, hardwood work surface, breakfast bar, integrated Neff fridge freezer and dishwasher, wine cooler, gloss floor tiles, window to front, window to rear with views, Range Master range with electric oven, gas hob with hood over.



Cloakroom: Window to rear, close box W.C., vanity wash hand basin, built-in storage cupboard, radiator.

Lower Ground Floor Hallway: Door to rear porch, window and door to outside. Built-in cupboard.

Bathroom: Shower cubicle, W.C., vanity wash hand basin, panelled bath, radiator, tiling to walls, extractor.

Utility room: 11' 8" x 9' 1" (3.55m x 2.76m), Wall and base units, sink unit, plumbing for automatic washing machine, boiler for central heating and domestic hot water.



Rear Porch: Door and window to rear.

Bedroom 4: 12' 9" x 12' 5" (3.89m x 3.79m),
Windows to side and rear, radiator.

Bedroom 5: Window to rear, radiator.

First Floor Landing: Window to front, access to loft.

Bedroom 1: 12' 9" x 12' 8" (3.88m x 3.86m),
Window to rear with views. En-suite: Window to rear, shower, W.C., wash hand basin, tiled floor.

Bedroom 2: 12' 7" x 9' 1" (3.84m x 2.78m),
Window to front, radiator.

Bedroom 3: 12' 2" x 9' 3" (3.7m x 2.83m),
Window to front, radiator.

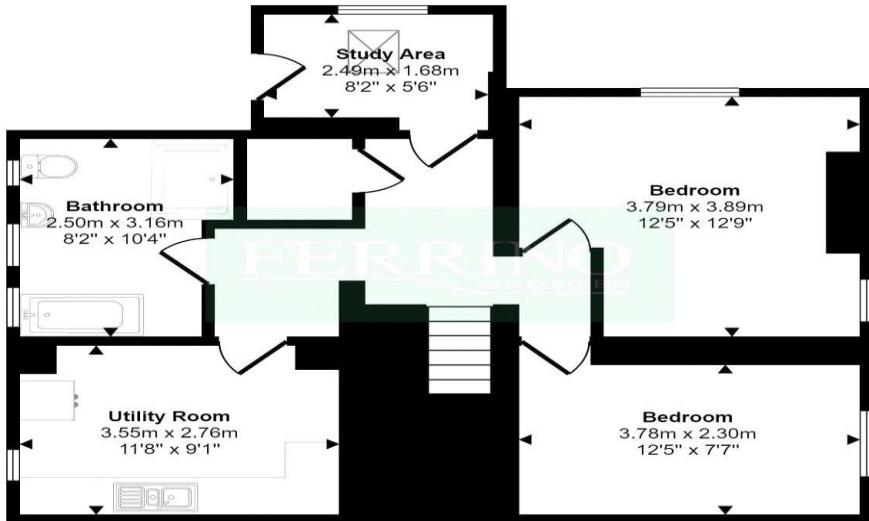
Family Bathroom: Stylish, modern bathroom, extra large walk-in shower, free standing designer bath, W.C., wash hand basin, tiled floor.

Double Garage: Detached with power and light, cloakroom with W.C. and wash basin, automatic roller door, roof storage.

Outside: Entrance to driveway leading to detached garage with parking for several vehicles. The front has lawns and pathway to steps leading to front door. The rear has garden shed large level lawned areas and steps to large patio area. The rear gardens have a westerly aspect with fine views.



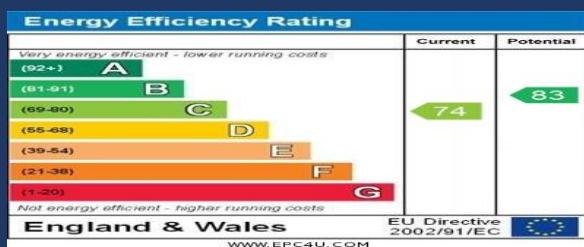
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor's ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.



Lower Ground Floor
Approx 65 sq m / 695 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**PASSIONATE
ABOUT
Property**
SINCE 1982