



6 Woodland Close
Whitecroft, Lydney GL15 4PL



STEVE GOOCH
ESTATE AGENTS | EST 1985

6 Woodland Close

Offers Over £315,000

Whitecroft, Lydney GL15 4PL

A SPACIOUS THREE BEDROOM FAMILY HOME WITH SELF CONTAINED ONE BEDROOM ANNEXE, enjoying GENEROUS PARKING, WEST FACING GARDEN and VERSATILE LIVING ACCOMMODATION, ALL SET IN A STUNNING VILLAGE LOCATION CLOSE TO WOODLAND WALKS.

Whitecroft is a well-regarded village with local amenities, including a pub, garage and a station for the well-loved Dean Forest Railway - a heritage steam railway that runs in the warmer months. It sits close to the neighbouring villages of Bream and Parkend, which offer a range of facilities including shops, cafes, library, chemist, doctor's surgery, primary schools, public houses, garages and a church.

The market town of Coleford is around 3½ miles away and provides further amenities such as supermarkets, secondary schools, a college, cinema and service stations. Lydney is approximately 2½ miles from Whitecroft and offers a wider range of shops and services, along with a mainline train station.

The surrounding forest is easily accessible and provides plenty of opportunities for walking and cycling.



ENTRANCE HALLWAY

13'06 x 6'11 (4.11m x 2.11m)

Accessed via double glazed UPVC entrance door. Wood effect flooring. Radiator. Power points. Internet point. Hanging space. Stairs rising to the first floor. Doors to kitchen and lounge.

KITCHEN

12'08 x 6'11 (3.86m x 2.11m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops. Single bowl single drainer stainless steel sink unit with mixer tap. Integrated oven with four ring gas hob and extractor hood above. Space for fridge freezer. Space and plumbing for dishwasher. Part tiled walls. Radiator. Power points. Appliance points. Front aspect double glazed UPVC window. Door to utility / annexe access.

LOUNGE

25'09 x 10'11 (7.85m x 3.33m)

Spacious reception room with radiators. Power points. Television point. Feature fireplace with inset log burning stove. Storage cupboard. Rear aspect double glazed UPVC window and sliding doors leading into the conservatory.

CONSERVATORY

25'06 x 10'03 (7.77m x 3.12m)

A particularly generous additional living space with tiled flooring, radiators and power points. Solid insulated roof with inset ceiling spotlights and ceiling fans. Side and rear aspect double glazed UPVC windows. Rear aspect double glazed UPVC doors leading to the garden.

FIRST FLOOR LANDING

Radiator. Power point. Access to loft space. Front aspect double glazed UPVC window. Doors to all bedrooms and bathroom.

BEDROOM ONE

13'08 x 10'11 (4.17m x 3.33m)

Radiator. Power points. Rear aspect double glazed UPVC window.

BEDROOM TWO

11'11 x 10'11 (3.63m x 3.33m)

Built in wardrobe. Radiator. Power points. Rear aspect double glazed UPVC window.

BEDROOM THREE

10'07 x 6'11 (3.23m x 2.11m)

Built in wardrobe. Radiator. Power points. Front aspect double glazed UPVC window.





BATHROOM

6'01 x 6'10 (1.85m x 2.08m)

White suite comprising panelled bath with shower over and tiled surround. Vanity wash hand basin. WC. Heated towel rail. Part tiled walls.

UTILITY ROOM

12'00 x 4'00 (3.66m x 1.22m)

Space and plumbing for washing machine. Space for tumble dryer. Work surface with wall mounted Worcester gas combi boiler above. Radiator. Power points. Front aspect double glazed UPVC window and door.

THIS AREA CURRENTLY SERVES AS THE PRIVATE ENTRANCE FOR THE ANNEXE, ALLOWING THE MAIN HOUSE TO REMAIN SEPARATE.

ANNEXE – "THE BEEHIVE"

KITCHEN/LIVING/DINING AREA

12'00 x 17'08 (3.66m x 5.38m)

Kitchen area fitted with base, wall and drawer mounted units with rolled edge worktops. Stainless steel sink unit with mixer tap. Integrated oven with four ring gas hob and extractor hood above. Space for fridge freezer. Tiled flooring and part tiled walls.

Opening into a comfortable living and dining area with radiators, power points and television point.

ANNEX BEDROOM

12'00 x 12'02 (3.66m x 3.71m)

Radiator. Power points. Access to loft space. Storage cupboard. Rear aspect double glazed UPVC window.

ANNEX SHOWER ROOM

7'09 x 5'02 (2.36m x 1.57m)

White suite comprising shower cubicle with electric shower. WC. Pedestal wash hand basin with tiled splashback. Radiator. Front aspect double glazed frosted UPVC window.



OUTSIDE

Gated access via double gates leading onto a large gravelled driveway providing off road parking for approximately five vehicles. Pathway leading to the main entrance and separate access to the annexe. Gated side access to the rear garden.

The rear garden enjoys a pleasant WEST FACING ASPECT and is arranged over several levels.

A lower paved patio seating area adjoins the house, ideal for outdoor entertaining and benefiting from power points and an outside tap.

Steps lead up to the main lawned garden with a feature pond and waterfall. A large wooden shed provides useful storage.

At the rear of the garden is a further raised seating area laid with slate chippings creating a lovely additional space to sit and enjoy the afternoon and evening sun.

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

Main House:

Council Tax Band: A

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

Annexe:

Council Tax Band: A

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

The property can easily be reverted in to paying a single council tax by removing or combining the kitchen facilities of the annexe with the main house.

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 The Miners Arms pub in Whitecroft, turn left onto Pillowell Road and then right onto Park Hill and keep left. Continue up the hill and then take a right turning into Woodland Close. The property can be found on the left hand side via our 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

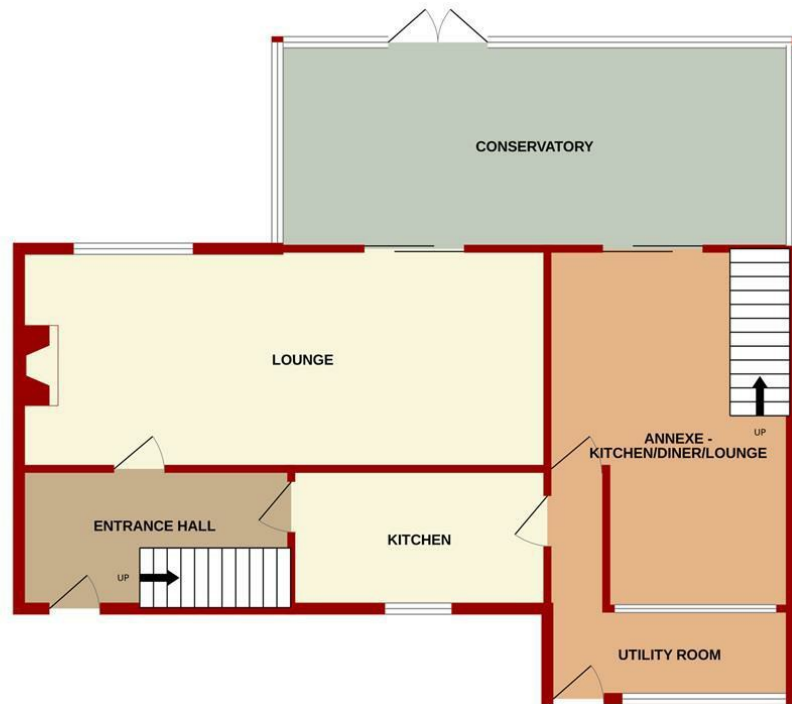
These details are yet to be approved by the vendor. Please contact the office for verified details.

AGENTS NOTE

The property was originally constructed using non-standard construction methods. However, it has since undergone remedial works and has been externally brick clad, and a PRC Certificate has been issued confirming that the approved repair scheme has been completed.



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
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			
England & Wales		EU Directive 2002/91/EC	
			74
			61

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			
England & Wales		EU Directive 2002/91/EC	



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