



**£360,000**

With a MATURE COTTAGE-STYLE GARDEN, VERSATILE LIVING SPACES, and a GARAGE WITH OFF-ROAD PARKING, this property is perfect for those seeking PEACEFUL COUNTRYSIDE LIVING within easy reach of LOCAL AMENITIES.

The village of St Briavels is a sought after location in the Forest of dean, offering local amenities to include primary school, church, castle and pub. It is high above the Wye Valley between Monmouth and Chepstow and although rural and peaceful is also easily accessible to the A40/A48 and the M4/M5/M50.



#### ENTRANCE HALLWAY

13'04 x 6'08 (4.06m x 2.03m)

Accessed via a double-glazed UPVC front door, the spacious hallway features a radiator, power points, telephone point, and an under-stairs storage cupboard. Stairs rise to the first-floor landing.

#### LOUNGE/ DINING ROOM

24'01 x 11'11 (7.34m x 3.63m)

A generous dual-aspect reception room with fireplaces at either end, one open and one currently closed off, providing flexible layout options. The room benefits from two front-aspect UPVC double-glazed windows, radiators, and ample power points, making it ideal for family living and entertaining.

#### KITCHEN

15'06 x 10'03 (4.72m x 3.12m)

Fitted with a range of base, wall, and drawer units with rolled-edge worktops, this well-equipped kitchen includes a 1½ bowl stainless-steel sink with mixer tap, integrated oven and microwave, plumbing for a washing machine, and space for a fridge freezer. Rear-aspect double-glazed UPVC window and tiled flooring complete the space.

#### REAR HALLWAY

The rear hall provides access to the garden via a part-glazed wooden door and features tiled flooring and loft access.

#### CLOAKROOM

4'10 x 2'11 (1.47m x 0.89m)

Low-level WC, pedestal wash basin, radiator, tiled flooring, and a frosted rear-aspect double-glazed window.

#### FIRST FLOOR LANDING

Featuring a rear-aspect double-glazed window, loft which covers the whole of the top floor and an airing cupboard.

#### BEDROOM ONE

11'11 x 11'01 (3.63m x 3.38m)

A bright double room with front-aspect UPVC window, radiator, and power points.

#### BEDROOM TWO

11'07 x 11'02 (3.53m x 3.40m)

Another well-sized double room with front-aspect UPVC window, radiator, and power points.

#### BEDROOM THREE

8'08 x 8'05 (2.64m x 2.57m)

Ideal as a child's room, study, or guest bedroom, with rear-aspect uPVC window, radiator, and power points.

#### SHOWER ROOM

8'04 x 4'11 (2.54m x 1.50m)

Recently refitted with a modern double shower enclosure and Mira electric shower, vanity wash basin, WC, heated towel rail, tiled flooring, and frosted UPVC window.

#### OUTSIDE

Charming cottage-style front garden with mature shrubs and flowers. The driveway offers off-road parking for one car and leads to double doors opening into the:

#### GARAGE

20'04 x 10'01 (6.20m x 3.07m)

With power, lighting, and a personal door to the garden.

#### REAR GARDEN

To the rear there is a beautiful, mature garden brimming with shrubs, plants, and fruit trees - including apple and pear. The garden also features a brick-built workshop and potting shed, ideal for hobbyists and gardeners alike. A path leads from the front to the rear, creating a delightful flow through the outdoor spaces.

#### SERVICES

Mains Water, Electricity, Drainage, Oil. Solar Panels with battery storage system.

#### 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 our Coleford office proceed down to the traffic lights turning right onto Old Station Way, continue out of town heading towards St Briavels. Once reaching the village of St Briavels continue along this road and then turn right onto High Street (near St Briavels primary school) and continue down the High Street until reaching the property which can be found on the right 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.