



16 Bramble Road
Coleford GL16 7PS



STEVE GOOCH
ESTATE AGENTS | EST 1985

16 Bramble Road

Coleford GL16 7PS

£400,000

A beautifully presented four-bedroom detached family home, offering SPACIOUS AND VERSATILE ACCOMMODATION, a MODERN KITCHEN WITH CENTRAL ISLAND, THREE RECEPTION AREAS, MASTER BEDROOM WITH EN-SUITE, and particularly attractive LANDSCAPED REAR GARDENS WITH COVERED ENTERTAINING AREA AND BAR, situated in the popular village of Milkwall.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and Football Club.

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



ENTRANCE HALL

19'01" x 3'11" (5.82m x 1.19m)

Accessed via a UPVC double-glazed front door, the entrance hall has a double-panelled radiator, power points and lighting. There are doors leading to the lounge, dining room and kitchen, with stairs rising to the first floor.

LOUNGE

18'03" x 11'06" (5.56m x 3.51m)

A spacious main reception room positioned to the front of the property, featuring a UPVC double-glazed bay window, double-panelled radiator, television point, power points and lighting.

DINING ROOM / STORAGE ROOM

13'03" x 7'11" (4.04m x 2.41m)

Originally designed as a useful storage room and currently utilised as a dining room, providing additional flexible living space. There are storage cupboards, a double-panelled radiator, mains consumer unit, power points and lighting.

KITCHEN

14'03" x 13'08" (4.34m x 4.17m)

The kitchen has been fitted with a modern range of base, wall and drawer-mounted units, with a central island providing additional preparation space and housing the induction hob. There are two single ovens, integrated fridge, integrated dishwasher, one-and-a-half bowl stainless steel sink and drainer, together with extractor hood and space and plumbing for a washing machine. The room also benefits from a UPVC double-glazed window, UPVC double-glazed door leading outside, power points and lighting.

SNUG

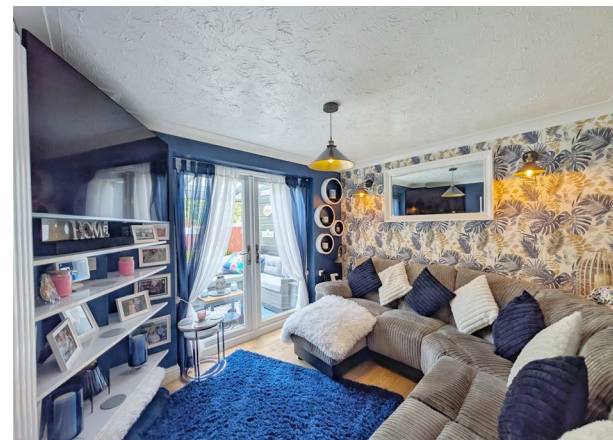
10'03" x 9'03" (3.12m x 2.82m)

A useful and cosy second reception room, enjoying a pleasant outlook over the rear garden. There are UPVC double-glazed patio doors providing direct access outside, together with a designer radiator, power points and lighting.

CLOAKROOM

5'03" x 3'00" (1.60m x 0.91m)

Fitted with a WC and pedestal wash hand basin, with radiator, UPVC double-glazed window, half-tiled walls and lighting.





FIRST FLOOR LANDING

8'11" x 6'02" (2.72m x 1.88m)

The first floor landing provides access to all four bedrooms and the family bathroom, with useful storage cupboard, loft access, double-panelled radiator, smoke alarm, power points and lighting.

BEDROOM ONE

14'08" x 11'07" (4.47m x 3.53m)

A generous principal bedroom with UPVC double-glazed window, single-panelled radiator and fitted wardrobes with hanging rail. There are also power points and lighting, together with access to the en-suite.

EN-SUITE

5'01" x 6'09" (1.55m x 2.06m)

Fitted with a step-in shower with glazed door, WC and pedestal wash hand basin. The room has tiled walls and flooring, together with an extractor fan, UPVC double-glazed window and lighting.

BEDROOM TWO

10'11" x 10'08" (3.33m x 3.25m)

A good-sized second bedroom with rear-aspect UPVC double-glazed window, fitted wardrobes with hanging rail, single-panelled radiator, power points and lighting.

BEDROOM THREE

13'01" x 8'07" (3.99m x 2.62m)

With UPVC double-glazed window, single-panelled radiator, power points and lighting.

BEDROOM FOUR

10'00" x 9'64" (3.05m x 2.74m)

With UPVC double-glazed window, single-panelled radiator, power points and lighting.

FAMILY BATHROOM

9'07" x 6'11" (2.92m x 2.11m)

Fitted with a panelled bath with shower over and tiled surround, WC and pedestal wash hand basin. There is a single-panelled radiator, airing cupboard housing the boiler, extractor fan, UPVC double-glazed window and lighting.

OUTSIDE

The front of the property is approached over a driveway providing off-road parking, with a further parking area available alongside. There is also a lawned garden with a water feature and a selection of mature shrubs. A gated side pathway leads through to the rear garden.

The rear garden is a particular feature of the property and has been landscaped to provide a combination of attractive and practical outdoor spaces. There is an artificial lawn, areas of modern decking and patio, together with raised beds containing a variety of mature shrubs and planting.

There is a fantastic covered outdoor entertainment area alongside a bar making the garden particularly well suited to entertaining during the warmer months. The garden is enclosed by fencing and enjoys a pleasant outlook, with mature trees providing an attractive backdrop beyond.

SERVICES

Mains - electric, water, 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.

WATER RATES

Severn Trent - Rates to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold.





VIEWING

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

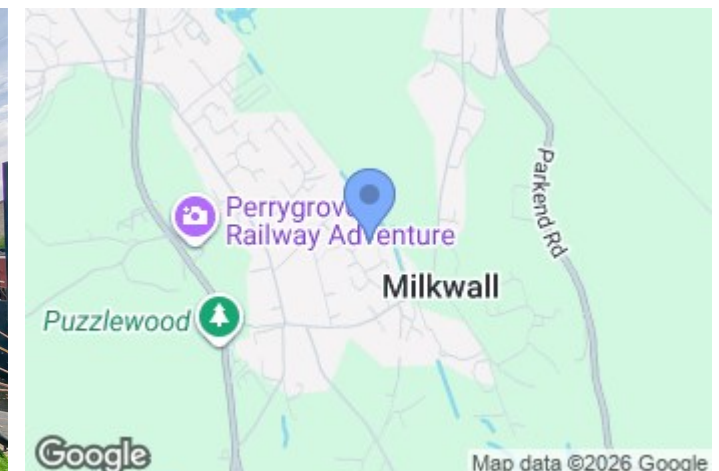
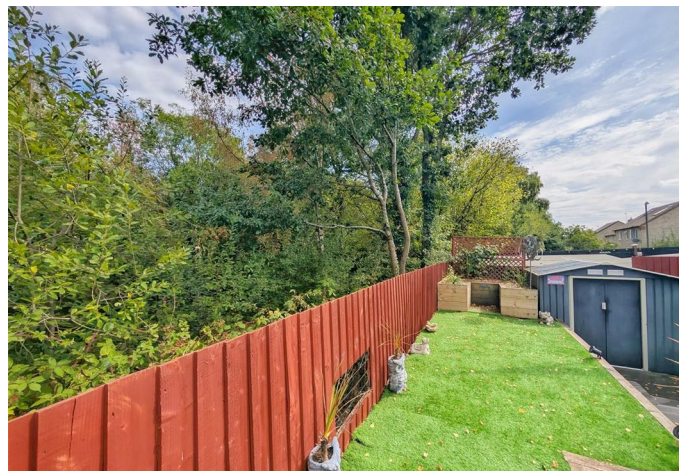
From our Coleford office, proceed through the town centre to the traffic lights and turn right. Shortly afterwards, turn left onto Lords Hill and continue to the top, turning right at the crossroads. Follow the road down into Palmers Flat, then turn right into Primrose Drive. Take the next right into Bramble Road, where No. 16 can be found along the road.

PROPERTY SURVEYS

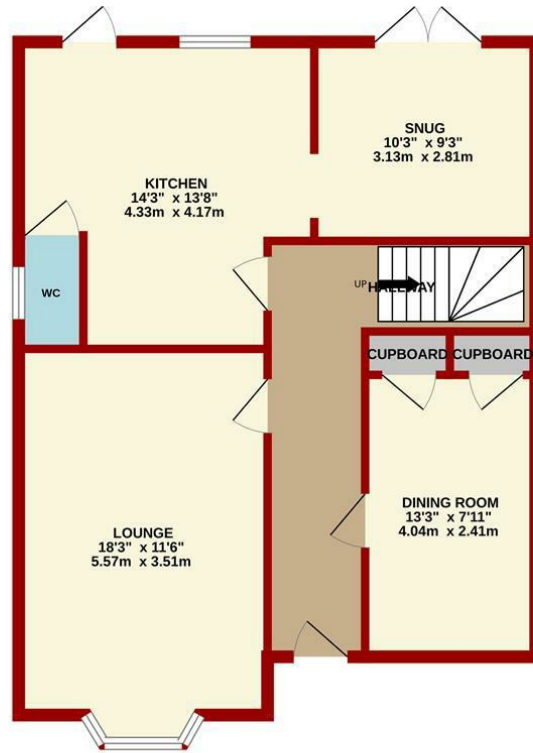
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AGENTS NOTES

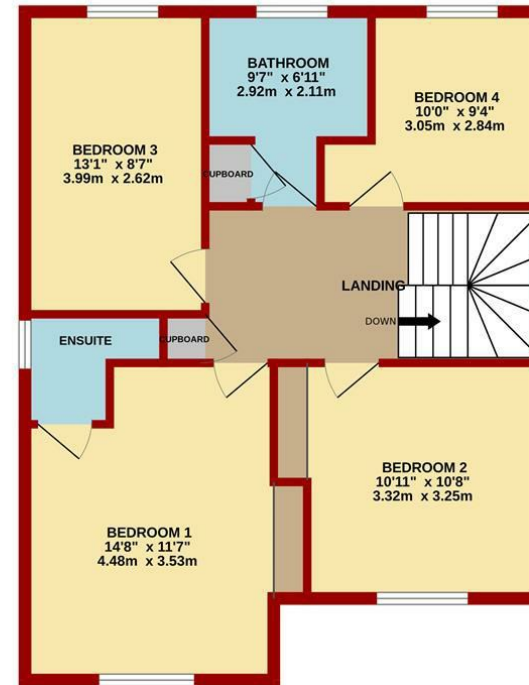
The vendor intends to remove some of the small trees from the property. The trees concerned can be identified during the viewing, if required.



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



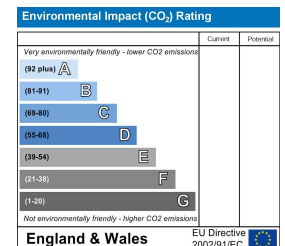
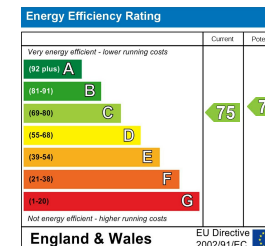
1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (131.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

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.





1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys