



22 Boxbush Road
Coleford GL16 8DN



STEVE GOOCH
ESTATE AGENTS | EST 1985

22 Boxbush Road Coleford GL16 8DN

£250,000

A charming **THREE-BEDROOM VICTORIAN COTTAGE** offering spacious and characterful accommodation arranged over three levels, complemented by a **LARGE REAR GARDEN**, **ORIGINAL PERIOD FEATURES** and a **USEFUL SECOND-FLOOR STORAGE ROOM**. The property retains a wealth of cottage charm, including original fireplaces, deep window sills and traditional thumb-latch doors, whilst also benefiting from a well-appointed kitchen, first-floor bathroom and a generous garden with summer house and shed.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



ENTRANCE HALL

5'7 x 3'7 (1.52m'2.13m x 0.91m'2.13m)

Accessed via a double-glazed uPVC entrance door, with radiator and doors leading to the ground-floor accommodation.

LOUNGE

10'8 x 15'5 (3.05m'2.44m x 4.57m'1.52m)

A charming reception room with a double-glazed uPVC window to the front aspect, radiator and power points. Character features include an original open fireplace and fitted shelving within the chimney breast recesses, creating an attractive focal point to the room.

DINING ROOM

10'7 x 15'5 (3.05m'2.13m x 4.57m'1.52m)

A generously proportioned second reception room offering ample space for a dining table and chairs. Features include a double-glazed uPVC window overlooking the rear garden, radiator, power points and useful understairs storage.

KITCHEN

7'10 x 8'04 (2.39m x 2.54m)

Fitted with a range of base and wall-mounted units in a light green finish, complemented by wooden worktop surfaces and laminate flooring. Features include a built-in oven, four-ring induction hob with tiled splashback and extractor hood over, one-and-a-half bowl sink and drainer positioned beneath a double-glazed uPVC window overlooking the garden, and space and plumbing for a washing machine. The gas-fired boiler is also located within the kitchen and has recently been serviced. A door provides direct access to the rear garden.

FIRST FLOOR LANDING

Stairs rise from the ground floor to the first-floor accommodation, with access to the three bedrooms and bathroom.





BEDROOM ONE

10'11 x 10'1 (3.05m'3.35m x 3.05m'0.30m)

A well-proportioned double bedroom featuring a decorative original Victorian fireplace, double-glazed uPVC window to the front aspect with deep window sill, power points and a traditional thumb-latch cottage-style door.

BEDROOM TWO

10'6 x 10'3 (3.05m'1.83m x 3.05m'0.91m)

A further double bedroom with a double-glazed uPVC window overlooking the rear garden, radiator and power points. There is useful hanging and wardrobe space within the chimney breast recess, together with a traditional thumb-latch cottage-style door.

BEDROOM THREE

8'3 x 8'5 (2.44m'0.91m x 2.44m'1.52m)

A pleasant bedroom with a double-glazed uPVC window overlooking the rear garden, deep window sill and power points.

BATHROOM

5'6 x 7'5 (1.52m'1.83m x 2.13m'1.52m)

Fitted with a panelled bath with Mira shower over and tiled surround, pedestal wash hand basin and w.c. Further features include an extractor fan, medicine cabinet, radiator, heated towel rail and light above the wash hand basin.

SECOND FLOOR STORAGE ROOM

11'1 x 14'6 (3.35m'0.30m x 4.27m'1.83m)

A particularly useful open storage space accessed via a further staircase, featuring two Velux roof windows overlooking the rear garden.

OUTSIDE

To the front of the property is a small enclosed garden approached through a pedestrian gate, with a pathway leading to the front entrance.

The rear garden is a particular feature of the property, offering a generous amount of outside space. Immediately adjoining the property is a patio seating area, with the majority of the garden laid to lawn. There are raised planted borders, vegetable beds and several apple trees, together with ample space for outdoor seating and entertaining.

Towards the bottom of the garden are a timber shed and summer house, providing useful storage and additional recreational space.



AGENTS NOTES

Please note there is permitted access across all of the properties within the terrace.

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 Water - Rates to be confirmed

LOCAL AUTHORITY

Council Tax Band: A

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

TENURE

Freehold

VIEWINGS

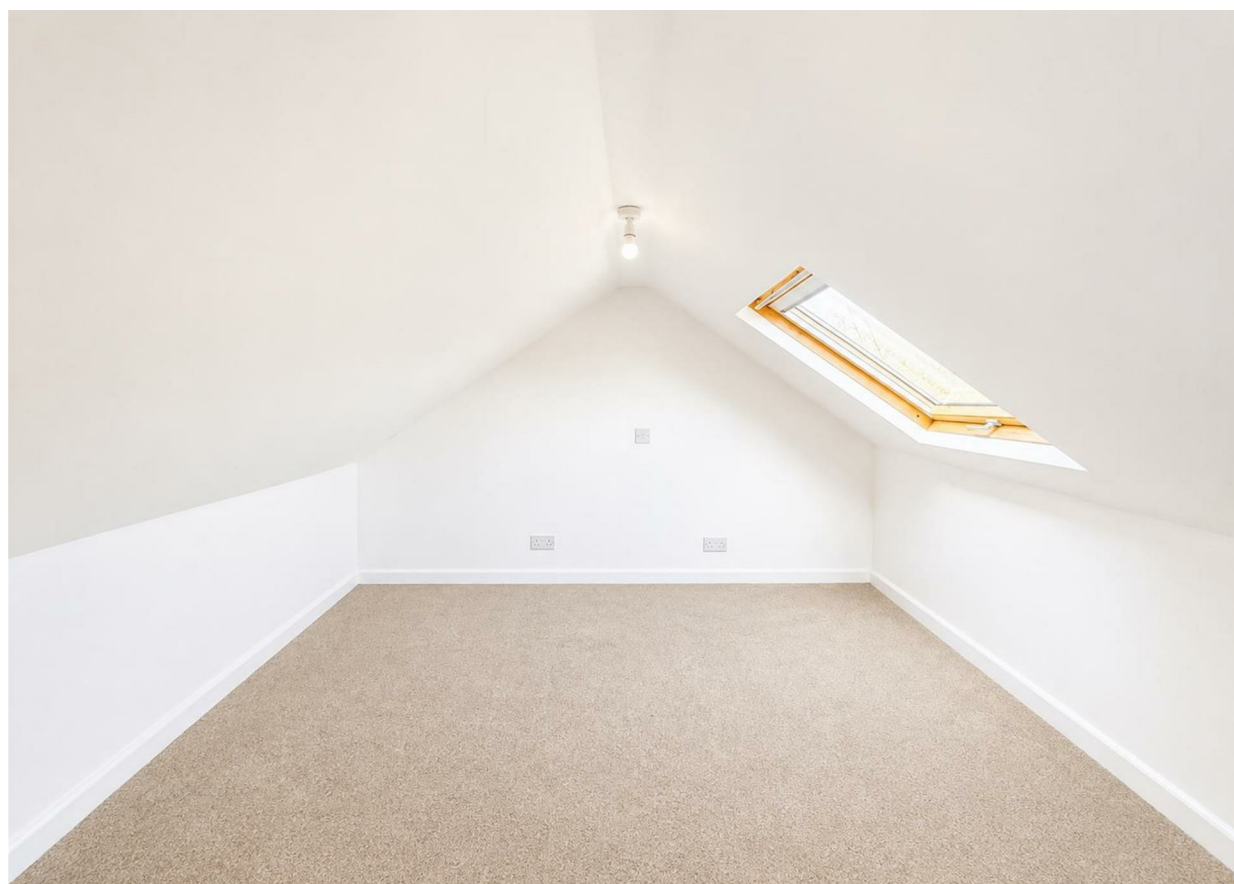
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre, proceed from High Street into Market Place, continuing onto St John Street. At the junction, turn left onto Boxbush Road and continue for a short distance, where the property can be found as indicated by our For Sale Board.

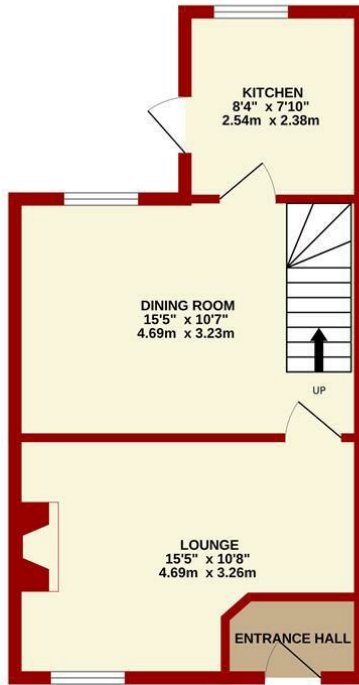
PROPERTY SURVEYS

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

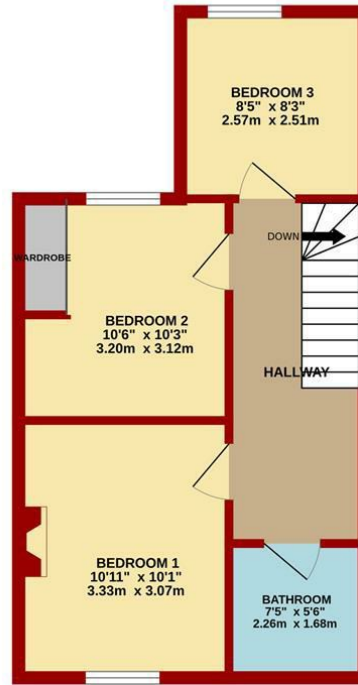




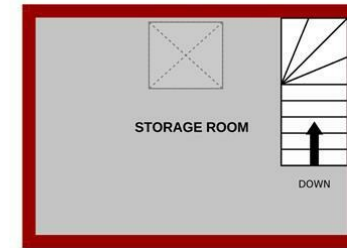
GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



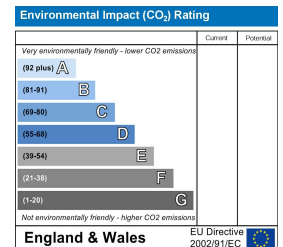
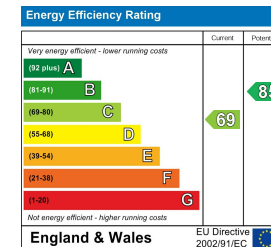
2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.
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.





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