
Staunton Road
Coleford



Staunton Road Coleford GL16

• Fabulous detached 3 bed house in the popular town of Coleford •
• Spacious lounge with log burner and double patio doors •
• Kitchen & separate large dining room • Downstairs WC • Lovely entrance hallway •
• 3 bedrooms • Family bathroom • Private terraces • Large double garage •
• Workshop • Extensive plot with potential planning (STP) •
• Cellar • Rear gardens & patio • Driveway for 2+ cars •

A fabulous detached family home in the popular town of Coleford

In summary, a fabulous detached house with 3 bedrooms, spacious lounge, dining room, kitchen, downstairs WC, family bathroom, private terraces, workshop, double garage, cellar, extensive gardens & driveway for 2+ cars.
The property is situated in the popular town of Coleford in the heart of the Forest of Dean, a short drive from the river Wye , the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

This **fabulous spacious detached family home** has private gated off road parking for 2+ cars with a double garage. The property enjoys gas mains central heating in a prime location in Coleford.

Vendors comments: 'We love the forest. We love where the house is located, the convenience of it just walking into town, the walks that we can go on, the grounds of the house is our favourite. We find the locals are really friendly. Two golf courses within five minutes. There is so much to do in the forest. And regular festivals locally with so much to enjoy.'

The **entrance hall** welcomes you into this stunning house, this lovely hallway has wonderful Parquet wooden flooring and a high ceiling guiding you to the **dining room, kitchen, WC** & **Lounge**. There is a radiator in the hallway and the modern staircase that leads you to the first floor.

The **kitchen** is positioned at the rear of the house. This bright room has a solid wood worktop and shaker style units for storage. There is a large window, and a door to access the garden & patio spaces. There is wooden flooring and a cupboard which houses the combi-boiler.

The **dining room** is to the right of the hallway. This spacious room is perfect for those large family occasions. The Parquet flooring flows beautifully from the hallway. There is a large window looking out to the front of the house, and a large radiator.

The **downstairs WC** is located at the end of the hallway. There is a lovely round window and a modern white suite. The floor has flag stone tiles giving it a rustic feel.

To the right of the hallway you enter the **wonderful large lounge.** This wonderful space has a lovely feature wood burner and Parquet flooring. There are two large radiators. The room covers the length of the house, has a large window looking out to the front, and double patio doors to the rear, giving you direct access onto the private terrace and gardens.

The modern **staircase** leads you to the first floor. The glass panels, high ceiling and large window to the rear gives lots of natural light. The stairs are carpeted..

The lovely modern **staircase** takes you up to the first floor with glass panels to maximise the natural light.

The **first floor landing** guides you to the **primary bedroom**, 2 further **bedrooms** and the **family bathroom**, and has carpeted flooring. There is a large cupboard for plenty of storage.

The **family bathroom** has a wonderful modern suite, with floor to ceiling tiles, a towel radiator, large window, and a large walk-in enclosed integrated shower with glass door. The perfect sanctuary to relax and soak after a long day.

Bedroom 1 is large double bedroom, positioned at the front of the house. This large double bedroom has carpeted flooring, a radiator, a large window and built-in wardrobes along one wall for all your storage needs.

Bedroom 2 is a single bedroom that looks out to the front of the house. This bedroom has high ceilings, carpeted flooring and a radiator.

The **primary bedroom** is a lovely room. This spacious double bedroom benefits from full length fitted wardrobes, two large windows looking out to both the front and rear of the house with wonderful views. The floor is carpeted and has a radiator.

A **cellar** is located from the house via outside steps. An ideal space for storage.

The property has beautiful **extensive gardens, terraces & patios** to enjoy. To the side of the house there is a private patio with access to the front of the house via a gate. Outside the double patio doors of the lounge there is a large private terrace which has beautiful views of the gardens and beyond - the perfect spot to enjoy a glass of wine with friends.

There is a large **detached workshop** and steps leading you down to the gardens. There is a private lawned garden area with a garden shed and wood storage area. A gate leads you to the large lawned plot (which previously had **planning for building** - since expired). This large plot is a private space with trees surrounding and steps leading up to the house.

The **private gated driveway** has enough space for 2+ vehicles, and has a large **detached double garage**. The front of the house has a gate which welcomes you to this wonderful detached house with a front garden that has trees and shrubs. There are gates on both sides to access the rear.

Mobile coverage: 4G voice & data.

Services: Mains water and gas.

Council Tax: D.

Tenure: Freehold.

Additional:
Previous Planning Permission for 4 flats - expired.
Extensive gardens.



LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular town of Coleford is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including cycling, Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.



ROSS ON WYE - 10.2 MILES
MONMOUTH - 7.2 MILES
LYDNEY - 7.0 MILES
GLOUCESTER - 21 MILES
CHELTENHAM - 27.8 MILES
BRISTOL - 30.6 MILES

All distances are approximate














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Energy Spin
35%


Russell Hobbs
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