Wysis Wellmeadow

Staunton, Coleford GL16 8PQ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£485,000

A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME occupying an attractive position SURROUNDED BY WOODLAND. The property offers spacious and versatile accommodation, including a RECENTLY RENOVATED KITCHEN/DINING ROOM, separate PLAYROOM/HOME OFFICE, en-suite facilities and UNDERFLOOR HEATING THROUGHOUT. Further benefits include an ENCLOSED REAR GARDEN, OFF-ROAD PARKING and a SINGLE GARAGE, with direct access to nearby woodland walks.

The delightful village of Staunton lies on the border of England and Wales and has a local church and pub/restaurant. It's situated approximately 4 miles away from Monmouth town centre and approximately 3 miles away from Coleford Town Centre.

The neighbouring town of Coleford offers facilities to include 2 Golf Courses, various Shops, Post Office, Banks, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.
Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. Facilities include various clothes shops, banks, supermarkets, restaurants, schools and regular bus services.

ENTRANCE HALL

Entered via a double-glazed uPVC entrance door with obscured glazing. The welcoming hallway features wood-effect flooring and provides access to the ground-floor accommodation. A useful understairs storage cupboard houses the controls for the underfloor heating system.

PLAYROOM/HOME OFFICE

6'10 x 11'3 (2.08m x 3.43m)

A versatile reception room currently used as a playroom but equally suitable as a home office or snug. Features include wood-effect flooring, coving, power points, thermostat, Gigaclear connection point and a double-glazed uPVC window overlooking the front aspect.

LOUNGE

11'03 x 15'0 (3.43m x 4.57m)

A bright and well-proportioned reception room with wood-effect flooring and double-glazed uPVC French doors opening directly onto the rear garden. A decorative fireplace hearth with an electric fire provides an attractive focal point. Further features include coving, power points, television point and thermostat.

CLOAKROOM

3'4 x 4'0 (1.02m x 1.22m)

Fitted with a white suite comprising a WC and wash hand basin. Double-glazed uPVC window with obscured glazing overlooking the rear aspect.

KITCHEN/DINING ROOM

12'8 x 22'3 (3.86m x 6.78m)

A family space that has been renovated within the last year and forms a particular feature of the property.
The kitchen area is fitted with an attractive range of dark green wall and base units complemented by marble-effect work surfaces and brick wall finishes. Integrated appliances include a dishwasher, with plumbing provided for a washing machine and space for a range-style cooker. A double-glazed uPVC window overlooks the rear garden, while a side entrance door provides access to both the garden and the front of the property.
The generous dining area offers ample space for a large family dining table and an American-style fridge/freezer. Storage cupboards are positioned to either side of the fridge/freezer recess, while low-level lighting creates an attractive feature. A double-glazed uPVC window overlooks the front aspect, and the consumer unit is conveniently positioned within this area.

FIRST FLOOR LANDING

A bright landing with a sun tunnel providing additional natural light. Access is provided to the loft via a fitted ladder, with the loft being partially boarded for storage. An airing cupboard houses the hot water cylinder, which has been serviced.

BEDROOM ONE

10'4 x 10'11 (3.15m x 3.33m)

A spacious and bright double bedroom with ample room for a bedroom furniture. Features include two built-in double wardrobes, power points, television point, thermostat and a double-glazed uPVC window overlooking the front aspect.

EN-SUITE

6'2 x 6'10 (1.88m x 2.08m)

Fitted with a white suite comprising a WC, wash hand basin and tiled shower enclosure with a mains-connected Mira shower. Further features include tiled flooring, partially tiled walls and a double-glazed uPVC window with obscured glazing overlooking the front aspect.

BEDROOM TWO

10'0 x 10'2 (3.05m x 3.10m)

A generously sized double bedroom with a built-in double wardrobe, power points, thermostat and a double-glazed uPVC window overlooking the front aspect, enjoying views towards the surrounding woodland.

BEDROOM THREE

9'2 x 8'7 (2.79m x 2.62m)

A well-proportioned bedroom with a built-in double wardrobe, power points, television point, thermostat and a double-glazed uPVC window overlooking the rear garden.

BEDROOM FOUR

6'9 x 6'10 (2.06m x 2.08m)

A further double bedroom currently arranged as a home office. Features include power points, thermostat and a double-glazed uPVC window overlooking the rear aspect, with views towards the woodland beyond.

FAMILY BATHROOM

5'08 x 7'05 (1.73m x 2.26m)

Fitted with a white suite comprising a panelled bath with a mains-connected shower over, and wash hand basin. Further features include tiled splashbacks, recessed ceiling spotlights, extractor fan, shaver point and a double-glazed uPVC window with obscured glazing overlooking the rear aspect.

OUTSIDE

FRONT
The property is approached via a driveway providing off-road parking for two vehicles and access to the garage. An adjoining lawned area with an established tree provides an attractive frontage, while gated side access leads through to the rear garden.

REAR
The enclosed rear garden enjoys a pleasant woodland outlook and is predominantly laid to lawn, with a paved patio providing space for outdoor seating and entertaining. The garden is enclosed by fencing and provides access to the garage.
A public footpath positioned alongside the property leads directly into the surrounding woodland, offering excellent opportunities for walking and dog exercise.

Garage
A single garage fitted with power and lighting, accessed from the driveway via an up-and-over door. Pedestrian access is also available from the rear garden.

AGENTS NOTES
This property has a shared driveway.

SERVICES
Mains electricity, water and drainage.
Oil fired heating.
Under floor heating.
Owned solar panels.

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

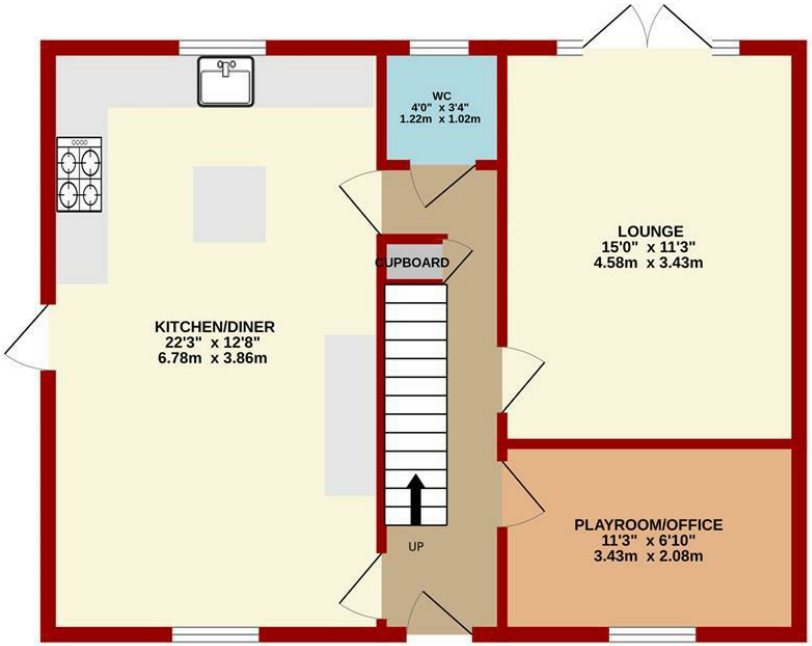
TENURE
Freehold

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.

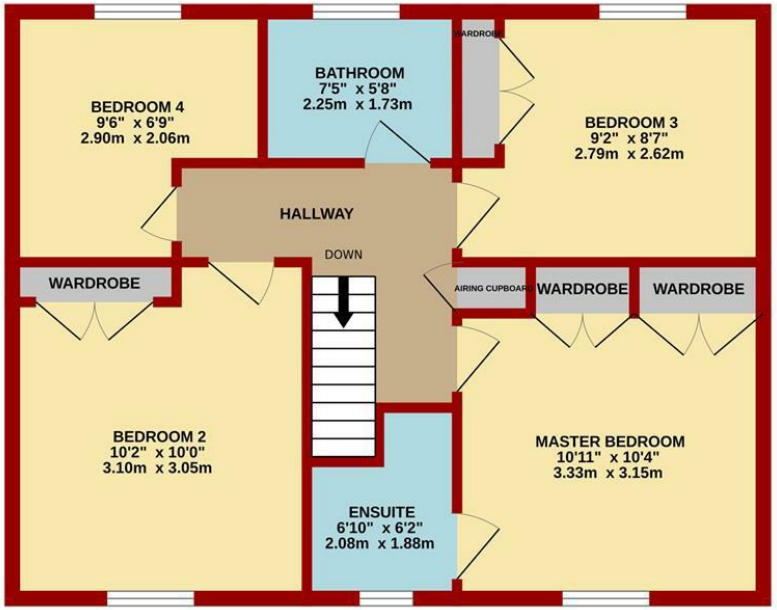
DIRECTIONS
From Coleford town centre proceed to the traffic lights and turn left into Bank Street, continue along here and on reaching the traffic lights turn left signposted Monmouth. On reaching the village of Staunton take the first turning right into Wellmeadow where the property can be found at the end 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)

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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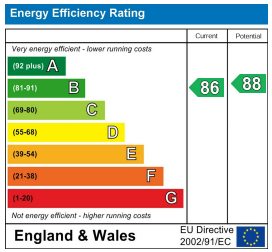

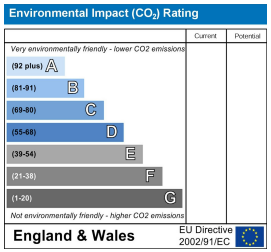

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.