



Hill House The Stenders
Mitcheldean GL17 0HX



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £325,000

Welcome to the **WONDERFULLY QUIRKY Hill House!** This **CHARMING 19TH CENTURY STONE BUILT COTTAGE** is brimming with **CHARACTER**, offering a generous **1,600 SQ.FT** of living space including **FOUR/FIVE BEDROOMS**, **THREE RECEPTION ROOMS**, and **TWO BATHROOMS**. Perfect for family life, the property is conveniently located in the centre of **MITCHELDEAN** having fantastic access to **SHOPS**, **SCHOOLS** and **AMENITIES**. Further benefits include a **PRIVATE SOUTH-FACING REAR COURTYARD GARDEN** and **OFF-ROAD PARKING** for **TWO VEHICLES**.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.



The property is approached from the front aspect via a partly glazed upvc door that leads into;

DINING/ROOM

18'03 x 10'03 (5.56m x 3.12m)

A spacious room with a feature inglenook fireplace ideal for a electric effect fire, wooden flooring, phone point, radiators, front aspect window. Access of to the Kitchen, Lounge and Inner Hallway.

LOUNGE

14'06 x 12'10 (4.42m x 3.91m)

Accessed off the dining room via a small lobby with understairs storage cupboard, feature fireplace (currently boarded off) with slate hearth, feature exposed stone wall, power points, tv point, radiator, front aspect window.

INNER HALLWAY

Wooden flooring, stairs lead to to the first floor, door leads into;

SNUG

11'05 x 10'03 (3.48m x 3.12m)

Would also be ideal as a home office, exposed wooden beams, tv point, radiator, obscured side aspect window.

KITCHEN

9'06 x 9'06 (2.90m x 2.90m)

Comprising a range of modern fully fitted wall and base level units and laminate worktops, integrated electric oven with gas hob and cooker hood over, ceramic 1.5 bowl sink unit with drainer, plumbing for a slimline dishwasher, power points, partly tiled walls, tiled floor, window to rear aspect overlooking the courtyard garden and large skylight. Leads to;

REAR HALL

Storage cupboard, space for fridge/freezer, radiator, tiled floor, large skylight, door into shower/utility room and to the rear garden.





SHOWER ROOM/UTILITY

7'04 x 4'06 (2.24m x 1.37m)

Comprising a shower cubicle with tiled surround, close coupled w.c, plumbing for a washing machine, fitted laminate worktop and fitted shelving, tiled floor.

LANDING

Split level with radiator, tiled floor, stairs to the second floor principal bedroom suite, doors lead off to three bedrooms, dressing room/bedroom and bathroom.

BEDROOM TWO

12'00 x 10'03 (3.66m x 3.12m)

Radiator, front aspect window.

BEDROOM THREE

10'11 x 8'03 (3.33m x 2.51m)

Radiator, side and rear aspect windows with window seat overlooking the courtyard garden.

BEDROOM FOUR

13'03 x 7'04 (4.04m x 2.24m)

Radiator, front aspect window.

DRESSING ROOM/BEDROOM FIVE

9'03 x 6'09 (2.82m x 2.06m)

Radiator, front aspect window.

BATHROOM

10'01 x 6'05 (3.07m x 1.96m)

Comprising a bath with mixer tap over, close coupled w.c, pedestal handbasin, airing cupboard housing the gas-fired combi boiler, part tiled walls, radiator, rear aspect window.

PRINCIPAL BEDROOM SUITE

Stairs lead up to the En-suite Bathroom that in turn leads to the Principal Bedroom.

ENSUITE BATHROOM

11'01 x 8'08 (3.38m x 2.64m)

Comprising a Jacuzzi bath, close coupled w.c, pedestal handbasin with tiled splashbacks, tiled floor, window to front aspect and velux skylight to the rear aspect.



PRINCIPAL BEDROOM

13'00 x 11'01 (3.96m x 3.38m)

Exposed wooden beams, radiator, velux skylight to rear aspect.

OUTSIDE

At the front of the property, a gate opens onto a charming courtyard that leads directly to the main entrance.

To the rear, a private south-facing courtyard garden offers a perfect space for relaxing or entertaining. The garden includes a convenient store shed and an outdoor tap. A gate from the garden provides access to the parking area with additional shed, which accommodates two vehicles and is reached via New Street.

AGENTS NOTE

The property is located within the Mitcheldean conservation area.

SERVICES

Mains water, drainage, electricity and gas.

WATER RATES

Severn Trent Water Authority - Rate TBA

LOCAL AUTHORITY

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

TENURE

Freehold

DIRECTIONS

From the Mitcheldean Office, proceed up The Stenders where the property can be found after a short distance on the left hand side.

PROPERTY SURVEYS

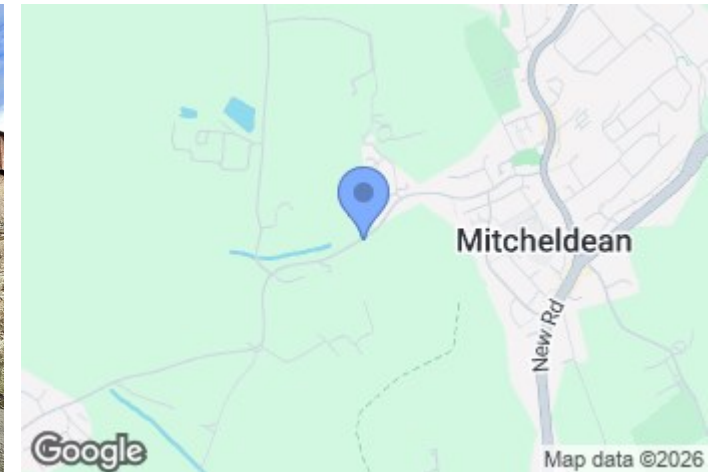
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



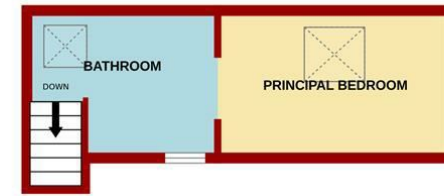
GROUND FLOOR



1ST FLOOR



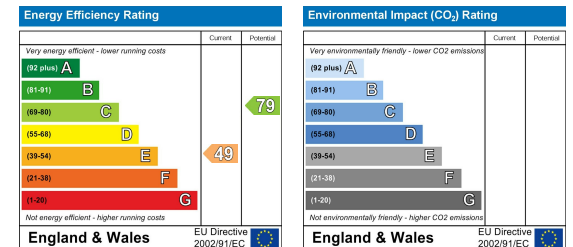
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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