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ESTATE AGENTS

Tel: 01594 835751
Email: coleford@deanestateagents.co.uk



Woodland Road

Christchurch, Coleford, Gloucestershire, GL16 7NR

£525,000

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A substantial & individually designed detached family home occupying a generous plot with beautifully established gardens, offering an exceptional combination of space, privacy and versatility. Set back from the road behind a large driveway providing ample parking and garaging, this impressive residence enjoys a peaceful setting surrounded by mature greenery.

The accommodation is both spacious & flexible, centred around a welcoming entrance hallway & a bright, open plan lounge, dining room & kitchen with direct access to the gardens, creating the perfect environment for both everyday family life & entertaining. A well appointed kitchen offers an abundance of storage & worktop space, while the ground floor also benefits from a large downstairs bedroom, utility room/boiler cupboard & shower room.

Upstairs, the property continues to impress with a spacious galleried first floor landing, two particularly generous double bedrooms featuring vaulted ceilings and exposed beams, a office/playroom & a large family shower room. Extensive eaves storage provides excellent practicality and could offer further potential for a variety of uses.

Outside, the grounds are a true highlight. The mature gardens have been lovingly cultivated over many years and feature expansive wild flower lawns, colourful flower borders, ornamental shrubs, established trees, a greenhouse, attractive pathways & a charming pergola draped with climbing plants. A large patio terrace provides the ideal space for outdoor dining & relaxing while enjoying the peaceful surroundings.

This is a rare opportunity to acquire a distinctive home with generous living accommodation, stunning gardens and a wonderful sense of privacy, all within an attractive and highly desirable setting. Internally, the property has many special features reflecting the owner's craftsmanship as a maker of bespoke handmade furniture.





Approached via front door into:

Entrance Hallway:
5'5" x 5'4" (1.67m x 1.63m)
A welcoming and impressive entrance hallway featuring full-height ceilings, mahogany stairs to first floor landing, tongue & groove beech flooring, handmade walnut door & door knob to dining room, single panelled radiator, power & lighting.

Dining Room:
15'3" x 8'3" (4.67m x 2.53m)
A built in, hand made, solid oak sideboard & wall cupboards face the dining area, tongue & groove beech flooring, hard wood double glazed door to garden, hard wood double glazed windows, double panelled radiator, power & lighting, door to inner hallway, opening into lounge & kitchen.

Lounge:
19'5" x 11'8" (5.92m x 3.57m)
Tongue & groove beech flooring, hard wood double glazed windows, feature gas fireplace, double panelled radiator, double glazed sliding doors to garden, power & lighting.

Kitchen:
10'9" x 9'3" (3.28m x 2.83m)
A range of base, wall and drawer units, stainless steel one & a half bowl sink with drainer unit, 4 ring gas hob, double integrated oven, plumbing for dishwasher, double panelled radiator, hard wood double glazed window, space for fridge/freezer, tongue and groove beech flooring, power & lighting.

Inner Hallway:
5'6" x 2'9" (1.68m x 0.84m)
Doors to bedroom one, shower room & utility room/boiler cupboard., lighting.

Bedroom One:
10'4" x 9'4" (3.17m x 2.85m)
Easily accessible double bedroom with generous fitted wardrobes, hard wood double glazed windows, double panelled radiator, power & lighting.

Shower Room:
8'8" x 5'7" (2.65m x 1.71m)
Newly fitted shower room with walk in shower, glass screen, tiled shower enclosure, wash hand basin, W.C., tiled flooring, double panelled radiator, hard wood double glazed window, lighting.

Utility Room/Boiler Cupboard:
5'8" x 5'5" (1.75m x 1.66m)
Cupboard housing boiler, consumer unit, space & plumbing for washing machine, power & lighting.

First Floor Landing:
11'10" x 8'1" (3.61m x 2.48m)
A generous landing space which works perfectly as an office, double glazed velux window, double panelled radiator, large walk in airing cupboard with lighting, power & lighting, loft access.

Bedroom Two:
13'8" x 11'6" (4.18m x 3.53m)
Double glazed velux windows, double panelled radiator, walk in storage cupboard (4.18m x 1.15m), power & lighting.

Office/Study/Playroom:
15'7" x 9'1" (4.75m x 2.77m)
A generously sized room, offering ample space for a sofa bed, making it ideal for accommodating guests, double glazed velux windows, double panelled radiator, walk in storage cupboard (2.77m x 1.08m), power & lighting.

Bedroom Three:
15'7" x 11'7" (4.76m x 3.55m)
Double glazed velux windows, double panelled radiator, walk in storage cupboard (3.53m x 1.05m), power & lighting, circular window to the side.

Shower Room:
8'8" x 6'0" (2.66m x 1.84m)
Double glazed velux window, walk in shower with glass screen, tiled enclosure, tiled flooring & partly tiled walls, wash hand basin, W.C., double panelled radiator, shavers socket, lighting.

Airing Cupboard:
8'7" x 5'7" (2.64m x 1.71m)
Housing hot water tank, lighting, shelving.

Garage/Hobby Room:
19'7" x 13'11" (5.99m x 4.26m)
Attached to the property is an extra wide & extra long garage with a Hormann insulated automatic garage door newly installed, single panelled radiator, rear door to garden, power & lighting.

Outside:
The outside of the property occupies a generous plot with beautifully established gardens that provide a wonderful sense of privacy and tranquillity. To the front, a 5 bar wooden gate leads to a large driveway offers ample off-road parking for numerous vehicles & to an integral garage, while mature trees, flowering shrubs and well-stocked borders create an attractive approach to the home.

The rear garden has been lovingly landscaped and is a haven for keen gardeners and those who enjoy outdoor living. Expansive lawned areas are complemented by an array of mature trees, colourful flower beds, ornamental shrubs and winding pathways that lead through the grounds. A timber pergola draped with climbing plants creates an idyllic feature and peaceful seating area, while a spacious patio provides the perfect setting for al fresco dining and entertaining.

Further enhancing the garden is a greenhouse, established planting areas and a variety of secluded spots from which to enjoy the picturesque surroundings. The gardens enjoy a wonderful level of privacy and offer a beautiful backdrop to the property throughout the seasons. There is direct access to the woodlands from the garden.



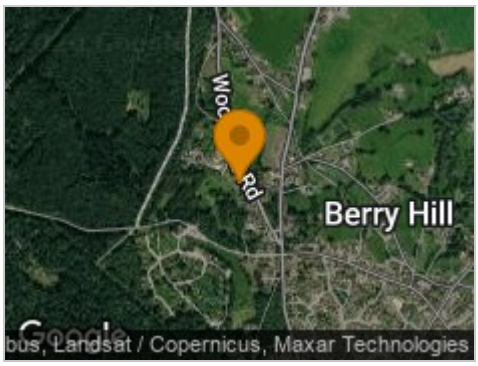



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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



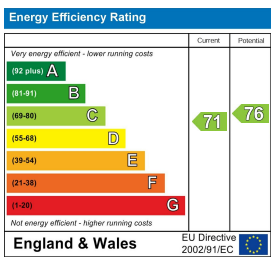
Floor Plan



Viewing

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Energy Efficiency Graph



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14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

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