

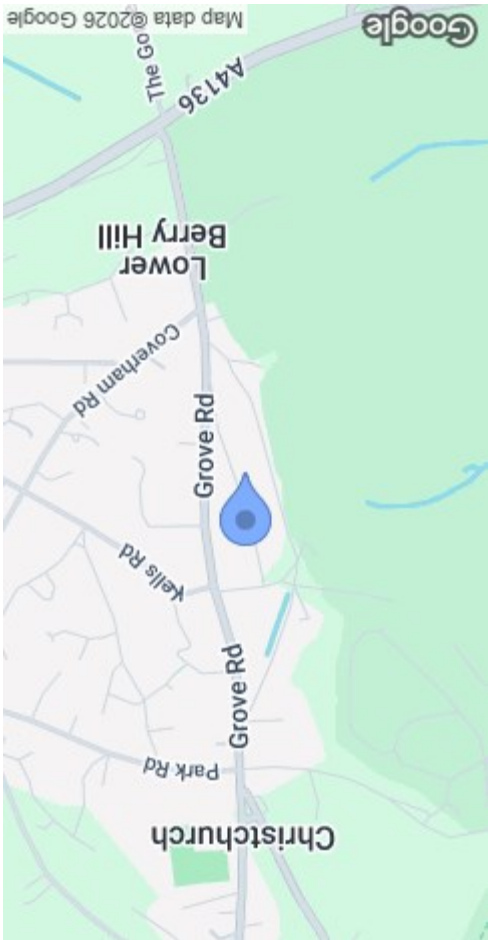
Energy Efficiency Rating	England & Wales	England & Wales
Very good (A) Very good (A) - lower CO₂ emissions Change	Very good (A) Very good (A) - lower CO₂ emissions Change	
Good (B) Good (B) - lower CO₂ emissions Change	Good (B) Good (B) - lower CO₂ emissions Change	
Standard (C) Standard (C) - lower CO₂ emissions Change	Standard (C) Standard (C) - lower CO₂ emissions Change	
Below Standard (D) Below Standard (D) - lower CO₂ emissions Change	Below Standard (D) Below Standard (D) - lower CO₂ emissions Change	
Poor (E) Poor (E) - lower CO₂ emissions Change	Poor (E) Poor (E) - lower CO₂ emissions Change	
Very Poor (F) Very Poor (F) - lower CO₂ emissions Change	Very Poor (F) Very Poor (F) - lower CO₂ emissions Change	
Very Poor (G) Very Poor (G) - lower CO₂ emissions Change	Very Poor (G) Very Poor (G) - lower CO₂ emissions Change	

GROUND FLOOR (50.3 sq.m.) approx.

- LOUNGE: 11'1" x 11'0" (3.38m x 3.35m)
- KITCHEN/DINER: 18'11" x 9'1" (5.77m x 2.77m)
- GARDEN ROOM: 9'6" x 9'5" (2.90m x 2.86m)
- STORAGE
- SHOWER ROOM: 7'7" x 6'8" (2.32m x 2.03m)
- UTILITY ROOM: 8'0" x 3'0" (2.44m x 0.91m)
- UP
- DOWN
- STAIRS
- CUPBOARD
- BEDROOM 1: 11'0" x 10'10" (3.35m x 3.30m)
- BEDROOM 2: 11'1" x 7'2" (3.38m x 2.18m)
- LANDING
- STORAGE
- BEDROOM/STUDY: 14'3" x 9'8" (4.34m x 2.95m)

1ST FLOOR (39.0 sq.m.) approx.

- LOUNGE: 11'1" x 11'0" (3.38m x 3.35m)
- KITCHEN/DINER: 18'11" x 9'1" (5.77m x 2.77m)
- GARDEN ROOM: 9'6" x 9'5" (2.90m x 2.86m)
- STORAGE
- SHOWER ROOM: 7'7" x 6'8" (2.32m x 2.03m)
- UTILITY ROOM: 8'0" x 3'0" (2.44m x 0.91m)
- UP
- DOWN
- STAIRS
- CUPBOARD
- BEDROOM 1: 11'0" x 10'10" (3.35m x 3.30m)
- BEDROOM 2: 11'1" x 7'2" (3.38m x 2.18m)
- LANDING
- STORAGE
- BEDROOM/STUDY: 14'3" x 9'8" (4.34m x 2.95m)



£290,000

A CHARMING AND CHARACTERFUL TWO/THREE BEDROOM COTTAGE enjoying a GENEROUS 120FT REAR GARDEN, with DIRECT ACCESS TO FOREST WALKS, a BEAUTIFULLY APPOINTED KITCHEN/DINER, LOG BURNING STOVE, OFF-ROAD PARKING and a HIGHLY SOUGHT-AFTER VILLAGE LOCATION on the edge of Berry Hill.

Berry Hill is a well-established village in the Forest of Dean, located approximately 1.5 miles north of Coleford, Gloucestershire. The area offers a peaceful, semi-rural setting with a strong community, surrounded by woodland and countryside while remaining close to everyday amenities, including local shops, schools, healthcare facilities, and leisure services in nearby Coleford.

Berry Hill benefits from good transport links via the A4136, providing convenient road access to Coleford, Gloucester, Monmouth, and the wider region. Regular bus services also connect the village with Coleford, Gloucester, Cinderford, and surrounding Forest of Dean communities, making it a convenient location for both commuters and local residents.



PORCH
4'1 x 2'6 (1.24m x 0.76m)
Accessed via part glazed wooden front door with front and side aspect wooden windows, door to:

LOUNGE
11'1 x 11'0 (3.38m x 3.35m)
Feature fireplace with inset log burning stove, radiator, power points, television point, exposed stone walling, part wood panelled walls, front aspect double glazed UPVC window, archway to:

DINING AREA
Radiator, rear hallway with understairs storage cupboard, opening to:

KITCHEN / DINER
18'11 x 9'1 (5.77m x 2.77m)
Fitted with a range of oak effect base and drawer mounted units, rolled edge worktops, one and a half bowl single drainer ceramic sink unit with mixer tap, integrated fridge and freezer, space for cooker with extractor hood above, tiled flooring, built-in storage cupboards, radiator, power points, rear and side aspect double glazed UPVC windows, door to:

GARDEN ROOM
9'6 x 9'5 (2.90m x 2.87m)
Wood effect flooring, power points, exposed stonework and character lintel, rear and side aspect double glazed UPVC windows and doors opening onto the garden, storage cupboard.

UTILITY
8'0 x 3'0 (2.44m x 0.91m)
Space and plumbing for washing machine, wall mounted Worcester gas-fired combination boiler (approximately five years old), front aspect double glazed UPVC window.

SHOWER ROOM
Recently refitted with a double walk-in shower, WC, pedestal wash hand basin, radiator, part tiled walls, storage cupboard.

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE
11'0 x 10'10 (3.35m x 3.30m)
Radiator, power points, front aspect double glazed UPVC window.

BEDROOM TWO
11'1 x 7'2 (3.38m x 2.18m)
Radiator, power points, built-in storage cupboard over the stairs, front aspect double glazed UPVC window.

BEDROOM THREE / OFFICE
14'3 x 9'8 (4.34m x 2.95m)
Wood effect flooring, power points, roof lights, door to useful loft storage area.

OUTSIDE
To the front, a tarmac driveway provides OFF-ROAD PARKING FOR TWO VEHICLES, with gated side access leading to the rear garden. The IMPRESSIVE 120FT REAR GARDEN is a real highlight of the property, enjoying a gravelled seating area with pond, mature planting, two garden sheds, pergola, extensive lawn, established hedged and fenced boundaries, and a further secluded seating area at the bottom of the garden. A rear gate opens onto Marion's Lane, providing DIRECT ACCESS TO THE FOREST, making it ideal for countryside and dog walks.

SERVICES
Mains electric, water and gas. Private 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.

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

TENURE
Freehold.

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.

DIRECTIONS
From Coleford Office proceed to the traffic lights turning left signposted to Staunton. Continue along here taking the second turning right signposted to Berry Hill and The Gorse. Continue up to the crossroads and proceeding straight over them taking the first turning left in to Marians Lane. where the property can be found via our 'For Sale' board 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).

