



Bilson

Cinderford, GL14 2LJ

£425,000



A spacious five-bedroom detached family home ideally situated on the edge of town, enjoying easy access to beautiful woodland walks. This well-proportioned property offers a welcoming reception hall, generous lounge with a multi-fuel stove opening into the dining room, and a conservatory with bi-fold doors leading out to the extensive, level rear gardens. The accommodation also includes a fitted kitchen with utility area, walk-in pantry, cloakroom, family bathroom, and a large attic offering excellent potential for conversion (subject to any necessary consents). Externally, there is a carport, a substantial store/workshop with garage door providing additional parking potential, a large patio, beautifully maintained gardens with mature planting, fruit trees, vegetable garden and ornamental borders. At the end of the garden is a spacious, powered garden cabin divided into two versatile rooms, ideal as a workshop, hobby space or entertaining retreat.



Entrance Hall :

9'10" x 8'11" (3.01 x 2.72)

Entered via composite door, built in cupboards, radiator, dado rail, laminate flooring, stairs to first floor, glazed door to Living Room.

Living Room :

15'6" x 11'10" (4.74 x 3.62)

Feature brick fireplace with timber mantle and multi fuel burner, recess on either side of the chimney breast, dado rail, radiator, circular stain glass window to front aspect, double glazed sash window to front aspect with window shutters, opening to Dining Room.

Dining Room :

9'10" x 17'4" (3.02 x 5.30)

Dado rail, radiator, wall lighting, double glazed bi-fold doors to Conservatory.

Conservatory :

14'10" x 7'2" (4.54 x 2.20)

Double glazed windows and double glazed bi-fold doors to garden, luxury vinyl tile flooring, double glazed door to side and glazed door to Store Room / Garage.

Kitchen :

14'9" x 14'2" (4.51 x 4.34)

Matching wall and base cabinets, pan drawer, square sink unit with mixer taps, gas Range cooker (available by separate negotiation) space for American fridge freezer, plumbing for dishwasher, Worcester gas boiler, laminate flooring, double glazed window to rear aspect.

Utility Area :

3'6" x 4'1" (1.07 x 1.25)

Forms part of the kitchen. Wall and base cabinets, space and plumbing for washing machine, space for tumble dryer, electric oven and grill, down lighting, towel radiator, double glazed window to rear aspect.

Inner Lobby :

5'0" x 2'11" (1.53 x 0.91)

Parquet flooring, walk in shelved pantry.

Cloakroom :

5'7" x 4'7" (1.71 x 1.42)

Low level WC, wash hand basin, towel radiator, extractor fan.

First Floor Landing :

9'3" x 12'5" (2.82 x 3.80)

Dado rail, stairs to loft, radiator.

Loft :

25'11" x 30'1" (7.90 x 9.18)

A large area that could lend itself to further accommodation subject to the necessary consents. Double glazed windows to either side.

Bedroom 1 :

9'7" x 17'5" (2.93 x 5.33)

Radiator, double glazed windows to rear and side aspects.

Bedroom 2 :

9'4" x 12'6" (2.85 x 3.83)

Radiator, double glazed window to rear aspect.

Bedroom 3 :

9'9" x 11'11" (2.99 x 3.64)

Radiator, double glazed sash window to front aspect with shutters.

Bedroom 4 :

9'11" x 8'5" (3.04 x 2.59)

Radiator, double glazed sash window to front aspect with shutters.

Bedroom 5/Study :

6'6" x 5'9" (2.00 x 1.76)

Double glazed sash window to front aspect.

Bathroom :

5'9" x 9'0" (1.76 x 2.76)

Bath with telephone style taps, low level WC vanity wash hand basin, twin shower cubicle, towel radiator, double glazed window to rear aspect.

Outside :

The garden is a beautifully established and well-planned outdoor space, ideal for both entertaining and everyday enjoyment. A spacious entertaining patio provides the perfect setting for outdoor dining and social gatherings, while the adjoining level lawn offers an attractive, versatile area bordered by well-stocked flower beds and mature shrubs.

The garden features an abundance of planting, including fragrant roses, lily of the valley, and a variety of established shrubs, creating colour and interest

throughout the seasons. Fruit enthusiasts will appreciate the impressive selection of mature trees, comprising four apple trees, one pear tree, one plum tree, and two cherry trees, along with productive blue and green grape vines.

For those who enjoy growing their own produce, there is a dedicated vegetable patch, complementing the garden's productive appeal. The entire space is enclosed by quality cedar fencing, providing both privacy and an attractive natural backdrop.

Completing the garden is a substantial timber-clad workshop/store room, offering excellent storage or potential as a hobby space, making this a practical as well as beautiful outdoor environment.

Workshop :
9'5" x 18'0" and 16'6" x 17'8" (2.89 x 5.50 and 5.05 x 5.39)
Divided Into two parts with power and lighting.

Store Room :
13'8" x 12'5" (4.18 x 3.80)
Garage door to front, power and lighting, twin double glazed doors to rear garden.

Carport :
13'11" x 18'9" (4.26 x 5.72)
Space for large SUV



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Road Map



Hybrid Map



Terrain Map



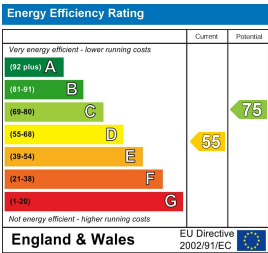
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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