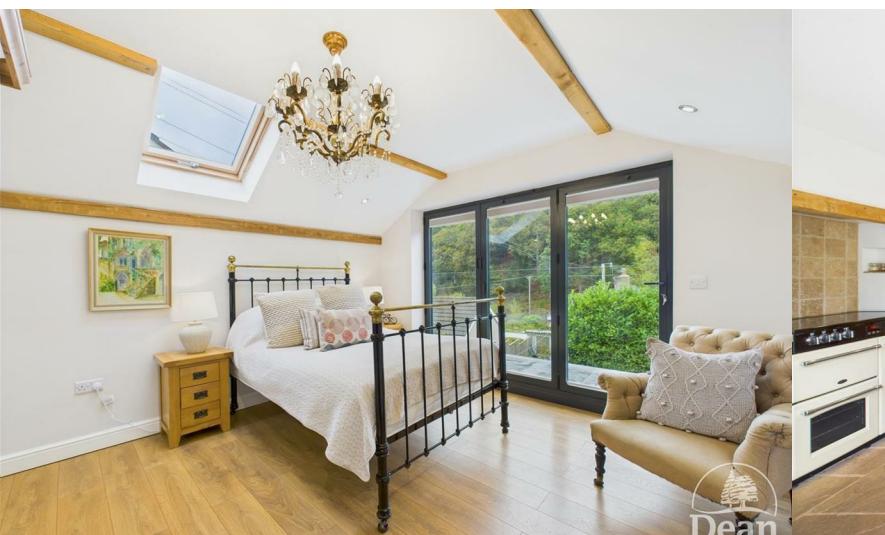




Woolleigh, Main Road

Pillowell, Gloucestershire, GL15 4QY

Offers Over £400,000



VIRTUAL TOUR AVAILABLEMUST BE VIEWED***Dean Estate Agents are thrilled to present this stunning family home, beautifully extended and thoughtfully updated by the current owners. The charming cottage now benefits from an impressive two-storey extension, creating a spacious master bedroom with far-reaching views and a contemporary kitchen/dining room, both featuring bi-folding doors that flood the spaces with natural light and provide seamless access to the garden.

The cosy living room offers a warm and inviting atmosphere with its feature wood burner, perfect for relaxing evenings. The accommodation is further enhanced by two additional bedrooms on the top floor and two well-appointed family bathrooms, making this an ideal home for a growing family or those who love to entertain.

Outside, the property enjoys a private, enclosed rear garden with a patio area for outdoor dining, a lawned area, mature shrubs and useful outbuildings, providing ample storage and versatility. This is a truly delightful home that combines modern comforts with characterful charm.

Wooldeleigh is situated in the sought-after village of Pillowell which offers woodland and countryside views surrounding the village, a sought-after primary school and a large variety of walks. The nearby village of Yorkley has more facilities to include doctors surgery, community hall, convenience store, post office, primary school & public house. Lydney, only a short drive away, has many more amenities such as supermarkets, secondary school, independent shops & cafes, library & takeaways.



Approached via a composite front door with frosted window into:

Lounge:

11'0" x 10'10" (3.37m x 3.31m)

Double panelled radiator, wood burner with stone surround, triple glazed UPVC window to front aspect, power & lighting, step up to:

First Floor Landing:

8'10" x 2'11" (2.70m x 0.89m)

Stairs up to second floor, stairs down to ground floor, doors to bathroom & bedroom one, power & lighting.

Family Bathroom:

8'9" x 5'7" (2.69m x 1.72m)

Bath tub, W.C., hand wash basin with storage below, heated towel rail, extractor fan, lighting.

Bedroom One:

12'3" x 11'11" (3.75m x 3.64m)

Bi-folding doors, double panelled radiator, velux window, power & lighting.

Second Floor Landing:

8'11" x 5'0" (2.72m x 1.54m)

Doors to bedrooms three & two, power & lighting.

Bedroom Two:

11'0" x 10'2" (3.37m x 3.10m)

Triple glazed UPVC window to front aspect, built in wardrobes, power & lighting, radiator.

Bedroom Three:

9'0" x 6'9" (2.75m x 2.08m)

Double panelled radiator, power & lighting, triple glazed UPVC window to rear aspect.

Ground Floor Hallway:

8'3" x 5'9" (2.54m x 1.77m)

Double panelled radiator, power & lighting, door to utility room & kitchen/dining room.

Kitchen/Dining Room:

16'2" x 15'10" (4.93m x 4.84m)

A range of eye level and base units, integrated fridge/freezer, integrated dishwasher, Rangemaster with extractor fan, one and a half sink with integrated drainer unit and Bristan taps, kitchen island with storage & space for stools, power & lighting, feature wall with exposed stone, space for dining room table, Bi-folding doors into the rear garden, UPVC door to front parking.

Utility/Shower Room:

8'2" x 5'5" (2.51m x 1.66m)

Heated towel rail, frosted UPVC triple glazed windows, power & lighting, space & plumbing for washing machine, boiler, W.C., shower cubicle.

Outside:

As you approach the garden via the bi-folding doors you are met with a large patio area overlooking the rest of the garden. Beyond this is a small laid to lawn area surrounded by mature shrubs. There is a large hedge in the middle of the garden separating the patio to the other half of the garden where you'll find a large storage shed, raised beds, greenhouse and the oil tank. There is side access to the front parking, water tap and power.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. 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



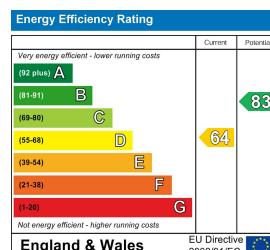
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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