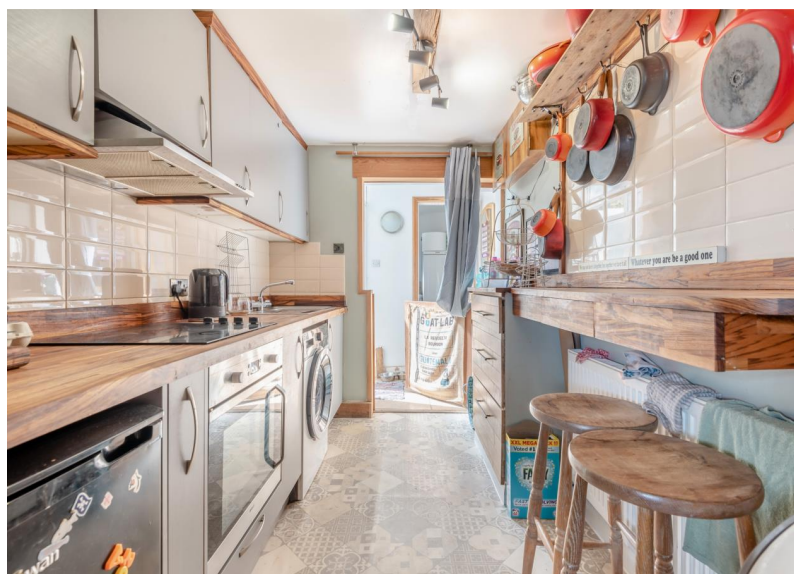




STAUNTON

Guide price **£275,000**



www.archerandco.com

To book a viewing call 01600 713030

7 WHIPPINGTONS CORNER

Staunton, Coleford, Gloucestershire GL16 8NT



Character, warmth and village charm
Cosy log burner and oak-finished living
A garden perfect for family life and entertaining

A charming and well-proportioned terraced home, set within the popular village of Staunton, offering versatile living space and plenty of character throughout.

The property is arranged over multiple levels, creating a natural sense of space ideal for family living. The ground floor offers generous reception space, enhanced by attractive oak flooring throughout, with a light and airy living room centred around a striking large log burner - creating a cosy focal point perfect for the colder months. A separate dining area flows seamlessly into the kitchen, making it ideal for both everyday living and entertaining.

The kitchen is well-equipped with ample worktop and storage space, while the adjoining conservatory provides an additional reception area, enjoying lovely views over the garden and creating a bright, relaxing space to unwind.

Upstairs, the property offers three well-sized bedrooms, all enjoying good natural light and flexibility for a growing family, home working or guest accommodation. The bathroom is modern and functional, complete with a bath and a clean, contemporary finish.

Externally, the property continues to impress with a well-maintained garden, offering a mix of lawn and seating areas ideal for both children and entertaining. A range of useful outbuildings provide additional storage or potential for hobbies or workspace.

Situated in a sought-after village location, the property benefits from easy access to local amenities and the surrounding Gloucestershire countryside, offering the perfect balance of rural charm and convenience.



Guide price
£275,000



KEY FEATURES

- Three bedroom terraced home
- Spacious and versatile living accommodation
- Oak flooring throughout the ground floor
- Large log burner to the living room
- Bright conservatory overlooking the garden
- Well-maintained garden with outbuildings



STEP INSIDE



The home opens into a welcoming and practical layout, with spacious reception rooms finished with oak flooring throughout the ground floor, adding warmth and continuity to the space.

The living room is a real highlight, featuring a large log burner that creates a cosy and inviting atmosphere, perfect for relaxing evenings. The dining area connects naturally to the kitchen, forming a sociable hub of the home.

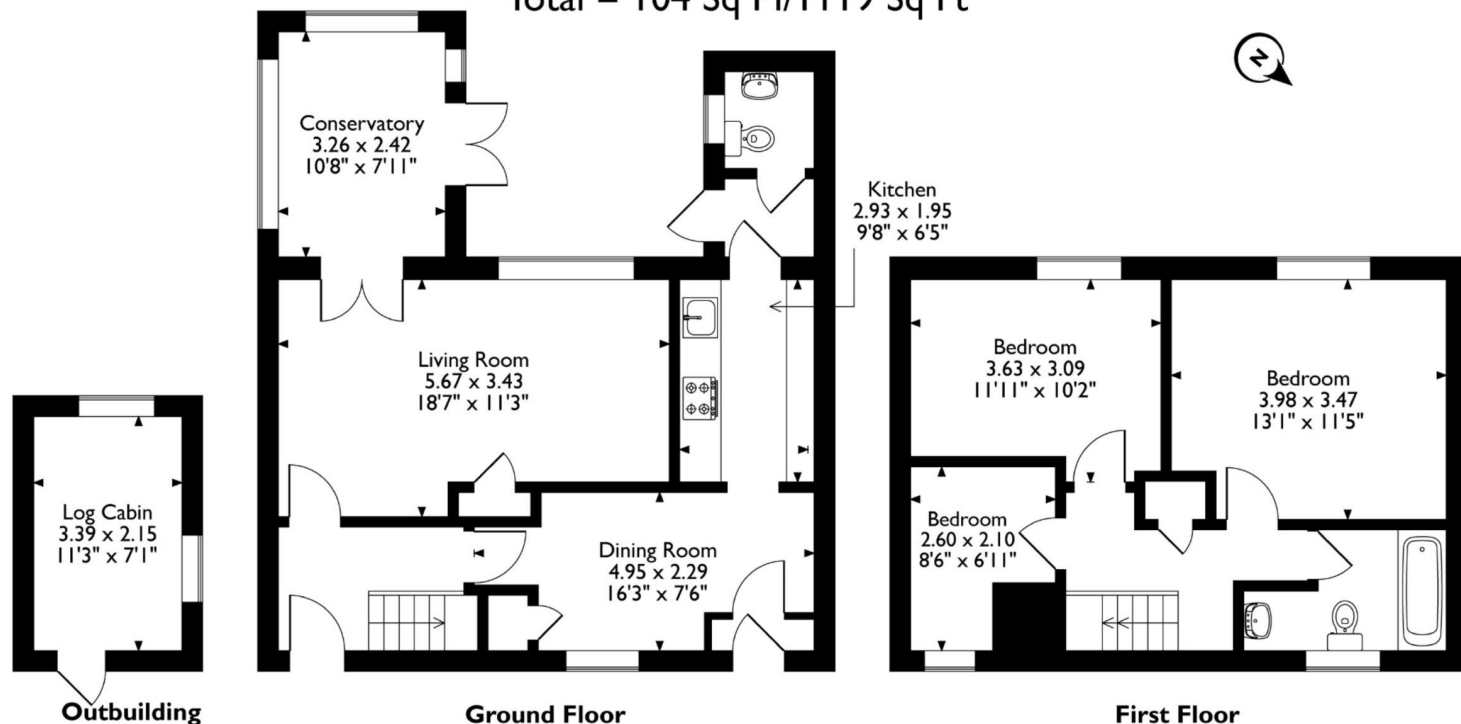
7, Whippingtons Corner Staunton, Coleford, Gloucestershir

Approximate Gross Internal Area

Main House = 97 Sq M/1044 Sq Ft

Outbuilding = 7 Sq M/75 Sq Ft

Total = 104 Sq M/1119 Sq Ft



The conservatory is a standout feature, flooding the space with natural light and providing a peaceful spot overlooking the garden.

Upstairs, the three bedrooms are all well-proportioned and versatile, with a modern family bathroom completing the accommodation.

STEP OUTSIDE



The garden is a real asset to the property, thoughtfully arranged to include both lawn and seating areas, making it ideal for families and entertaining alike.

A number of outbuildings offer excellent additional storage or potential for a workshop or hobby space. The garden enjoys a good level of privacy and provides a great space to enjoy throughout the seasons.

INFORMATION

Postcode: GL16 8NT
Tenure: Freehold
Tax Band: B
Heating: Oil
Drainage: Mains
EPC: D





DIRECTIONS

What3words: [///artichoke.gravel.blocks](https://www.what3words.com/#!/artichoke.gravel.blocks)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	56	76
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.