



Chestnut House Greenway
Cinderford GL14 3LL

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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£900,000

STEVE GOOCH ESTATE AGENTS ARE DELIGHTED TO OFFER FOR SALE THIS STUNNING FIVE-BEDROOM DETACHED COUNTRY HOME occupying just under FOUR ACRES OF PRIVATE GROUNDS and enjoying a superb PANORAMIC OUTLOOK. DOUBLE GARAGE with LIVING ACCOMMODATION ABOVE, Further range of outbuildings. The substantial and versatile accommodation includes FOUR RECEPTION ROOMS, TWO SEPARATE KITCHENS and FOUR BATHROOMS, making this an exceptional family home and ideally suited to MULTI-GENERATIONAL LIVING.

The property may also offer potential for holiday-let or additional accommodation, providing an opportunity to generate additional income, subject to the necessary planning permissions and consents.

Set within a wonderfully peaceful and tranquil location, the property is perfect for nature lovers and those seeking a countryside lifestyle. A rare opportunity of this calibre, and viewing is highly recommended to fully appreciate the setting, space and flexibility on offer.

Littledean is a village located in the Forest of Dean district of Gloucestershire, England. It is situated approximately 12 miles (19 kms) southwest of the cathedral town of Gloucester.

The village is home to several historic buildings and landmarks, including the 17th-century Littledean Hall, a Grade II listed building. Littledean Jail, a former house of correction now a museum, is another notable attraction in the village.

The village is surrounded by beautiful countryside and offers opportunities for outdoor activities. The nearby Forest of Dean provides ample trails for walking, cycling, and exploring nature. The Wye Valley, with its stunning landscapes and the River Wye, is also within reach.

It features a village shop, a fish and chip shop, car sales business, hairdresser, primary school, church, and pub with restaurant, which serve as important focal points for residents.



Accessed via wooden five bar gate with personal gate to the side giving access to the block paved driveway. Front garden is enclosed by a mixture of walling and fencing surround.

OUTSIDE

With parking for around six vehicles at the front of the property with a detached double garage with studio flat above. Further on is parking and turning area suitable for parking around four vehicles. Lawns and flower borders flank the driveway with trees, shrubs and various bushes. There is a patio area and outside space with outside light, external power points, outside tap, pathway leads to the:

CONSERVATORY

8'1" x 12'9" (2.46m x 3.89m)

With a solid timber stable door with glazed panel to top, windows face all aspects, a further stable door leads to the rear, tiled flooring, power points, lighting, vaulted ceiling with Velux-style roof light.

KITCHEN/BREAKFAST ROOM

10'4" x 22'8" (3.15m x 6.91m)

Comprises one and three quarter bowl single drainer stainless steel sink unit with mixer tap over, granite worktops, matching upstands and window ledge, power points with USB points, range of base and wall mounted units, integrated dishwasher, under cupboard lighting, integrated microwave, warming drawer, space for larder style fridge/freezer, space for Range-style cooker, with brushed stainless steel cooker hood over, matching granite backing, Velux style roof light, inset ceiling spots, tiled flooring with underfloor heating, island with further storage, matching granite worktop, Belfast style sink with mixer tap and built in drainer, power points, double radiator, front aspect window overlooking the front garden and views towards forest and woodland, side aspect window opening into the Conservatory, further pair of windows overlooking the garden, paddock and woodland.

BOILER ROOM

Oil fired central heating and domestic hot water boiler, lighting, tiled floor.

WC/SHOWER ROOM

4'0" x 9'9" (1.22m x 2.97m)

Walk-in, fully tiled shower cubicle with mains fed drencher head shower, tiled flooring, close coupled WC, wall mounted wash hand basin with monobloc mixer tap, half tiled walls, inset ceiling spots, extractor fan, wall mounted chrome heated radiator, side aspect obscure window.

KITCHEN

30'7" x 6'2" (9.32m x 1.88m)

Wall mounted and base units, granite worktop, power points, tiled floor, inset ceiling spots, curved feature wall mounted radiator, rear aspect window and additional floor to ceiling window with views over the paddock and to forest and woodland. The stairs can be accessed from here to Bedroom Two.

UTILITY ROOM

25'3" x 6'8" (7.70m x 2.03m)

Double Belfast-style sink unit with mixer tap, solid wood block worktops, space and plumbing for washing machine and space for tumble dryer, tiled surrounds, power points, Rayburn-style oven, tiled flooring, vaulted ceiling, three Velux-style roof lights, feature low level radiator, power points with USB, set of bi-fold doors open to the patio with woodland views. This room could potentially be converted to a separate kitchen/diner for AirBnB, SPP.

SUNROOM

27'6" x 11'11" (8.38m x 3.63m)

With potential for a separate Lounge/Diner, ceiling light, wall light points, feature exposed stonework, cylindrical wood burning stove, single radiator, power points, tiled flooring, windows overlooking the paddock with views towards forest and woodland. Two pairs of French doors open out onto the private patio and seating area. Solid timber door gives access into:

SECOND SITTING ROOM

12'2" x 18'11" (3.71m x 5.77m)

Feature fireplace with marble hearth, timber surround, wood burning effect stove inset, ceiling spots, coving, wall light points, dimmer switches, wooden floor, power points, single radiator, bow window with views overlooking the front garden and views towards Littledean Hill Road.





SNUG

15'10" x 11'7" (4.83m x 3.53m)

Stairs leading to the first floor, inset ceiling spots, wall light points, dimmer switches, fireplace with wooden lintel, stone pillars, stone hearth, woodburning stove inset, flagstone flooring, power points, double radiator, front aspect window overlooking the front garden.

SITTING ROOM

22'2" x 11'6" (6.76m x 3.51m)

Inglenook fireplace, bread oven opening, timber lintel and stone hearth, inset wood burning stove, stone steps to the left, ceiling timbers, inset ceiling spot, wall light points, wooden flooring, power points, double radiator, front aspect windows overlooking the front garden.

HALLWAY

Lighting, side aspect window, central heating timer control.

Stairs leading to the first floor with half landing where stairs split to upper floor.

LANDING

The right hand stairs lead to the landing with exposed ceiling timbers, inset ceiling spots, power points, feature exposed stone wall.

BEDROOM ONE

11'11" x 14'3" (3.63m x 4.34m)

Inset ceiling spots, ceiling light, coving, power points, radiator, wall light points, two rear aspect single glazed lead light windows, side aspect French doors opening to balcony with view over the garden and paddock. Sliding door to wardrobe and storage cupboard.

EN SUITE

7'5" x 3'10" (2.26m x 1.17m)

Walk-in double shower cubicle with mains fed conventional and drencher head shower, extractor fan, inset ceiling spots, access to roof space, pedestal wash hand basin, close coupled WC, half-tiled walls, tiled floor, front aspect window.

BEDROOM THREE

9'8" x 8'5" (2.95m x 2.57m)

Inset ceiling spots, single radiator, power points, built-in wardrobe, front aspect windows with extensive views.

SECOND LANDING

Accessed via the left hand stairs, single radiator, inset ceiling spots, exposed ceiling and wall timbers, exposed stone walls.

BEDROOM TWO

11'10" x 12'0" (3.61m x 3.66m)

Exposed ceiling and wall timbers, ceiling light, single radiator, power points, built-in wardrobe and storage cupboard, feature shelving unit with stone chimney breast, inset ceiling spots, front aspect window, rear aspect Velux-style window, door gives access to the staircase from the kitchen area.

BATHROOM

8'1" x 8'4" (2.46m x 2.54m)

White suite with jacuzzi bath with shower fitting attached, close coupled WC, bidet, wall mounted wash hand basin with monobloc mixer tap, tiled surrounds, wall mounted heated towel radiator, Quadrant shower cubicle with mains fed shower, conventional and drencher head fitted, extractor fan, inset ceiling spots, tiled flooring, exposed stone wall with doors to overstairs storage space, front aspect window.

BEDROOM FOUR

14'4" x 14'2" (4.37m x 4.32m)

Inset ceiling spots, front and rear aspect windows with views over garden and paddock, side aspect window, power points, telephone point, double radiator, TV point, storage cupboards.

GUEST ROOM/STUDIO

17'7" x 23'8" (5.36m x 7.21m)

Accessed via stone steps to a wooden stable door giving access to open plan living space. The area provides space for a lounge area with power points, ceiling light, feature aspect round window, front aspect dormer window,, eaves storage space, store cupboard with water boiler, eaves window. The kitchenette has worktop space, tiled surround, space for microwave and kettle, storage cupboard, door gives access into:

BATHROOM

11'3" x 3'4" (3.43m x 1.02m)

White suite with close coupled WC, pedestal wash hand basin, tiled splashback, shower cubicle with bi-fold door and mains fed shower fitted, inset ceiling spots, extractor fan, front aspect round window, wall mounted electric heater.

GARAGE

Parking inside for two vehicles, workshop to the rear.

OUTSIDE

At the front of the property to the right is a lawned area, with raised beds, flower borders, shrubs and bushes to the left. At the rear of the building is a pond with a stone bridge, small lawned area, woodstore, gated access to the paddock with a tractor house, various trees and sloping grass area backing onto woodland.

DONKEY SHED

10'7" x 9'9" (3.23m x 2.97m)

A stone building with power and lighting, timber floor, woodburning stone on a plinth with a flue, exposed stone walls.

SERVICES

Mains electricity, mains water, septic tank, oil heating.

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.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

WATER RATES

Severn Trent Water Authority - Rate TBC

TENURE

Freehold

LOCAL AUTHORITY

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

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.

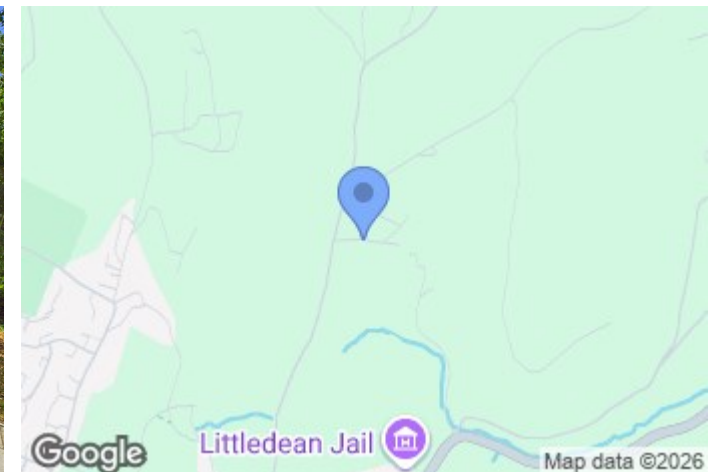
DIRECTIONS

From the Mitcheldean office head to the mini-roundabout, take the right turn onto the A4136, proceed up Plump Hill, upon reaching the lights at Nailbridge take the left turn to Cinderford. Go through the town centre, passing straight over the mini-roundabout and up Belle Vue Road. Go down the hill into Littledean, at the mini roundabout take the left turn towards the A48, go past Littledean Jail, turn left





into the lane signposted Popes Hill. Bear immediately left into Greenway. Follow the lane to a stone track. The property is on the right after approx 0.3 miles.
What3Words - ///ambitions.sports.intent





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

3679 ft²

Reduced headroom

139 ft²

(1) Excluding balconies and terraces

Reduced headroom

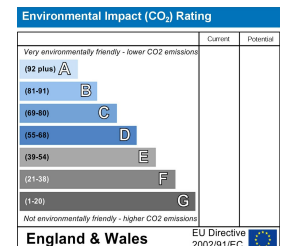
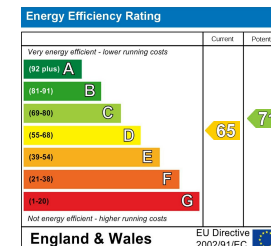
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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