



Kilgarron Crow Ash Road
Berry Hill, Coleford GL16 7RB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£475,000

A DECEPTIVELY SPACIOUS FIVE-BEDROOM DETACHED FAMILY HOME enjoying a **GENEROUS AND PRIVATE PLOT** in a sought-after Berry Hill location, benefiting from **ELECTRIC GATED ACCESS, DETACHED DOUBLE GARAGE, AMPLE OFF-ROAD PARKING, TWO RECEPTION ROOMS WITH LOG BURNING STOVES** and a **BEAUTIFULLY APPOINTED KITCHEN/DINER.**

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office. Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club which houses Pitchside Café.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ENTRANCE HALL

Accessed via double glazed UPVC front door, stairs leading to the first floor landing, tiled flooring, radiator, power points.

LOUNGE

23'2" x 14'2 (7.06m x 4.32m)

A spacious dual aspect reception room featuring wooden flooring and an attractive fireplace with inset log burning stove. Radiator, power points, front aspect double glazed UPVC window and rear aspect double glazed UPVC doors providing direct access onto the patio and rear garden. Double doors through into:

KITCHEN/DINER

22'10" x 12'0 (6.96m x 3.66m)

Fitted with a range of base, wall and drawer mounted units with solid wooden worktops. One and a half bowl single drainer stainless steel sink unit with mixer tap. Integrated dishwasher and integrated fridge/freezer. Belling gas range cooker with stainless steel extractor hood and glass splashback. Breakfast bar, inset ceiling spotlights, part tiled walls, radiator, power points, understairs storage cupboard, side and rear aspect double glazed UPVC windows. Space for dining table and chairs.

UTILITY ROOM

11'2" x 8'1 (3.40m x 2.46m)

Base mounted units with wood effect worktops and one and a half bowl single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester gas fired boiler, radiator, inset ceiling spotlights, tiled flooring, loft access providing storage space, airing cupboard housing hot water cylinder with shelving. Rear aspect double glazed UPVC window and side aspect double glazed UPVC frosted door.

SHOWER ROOM

8'1" x 3'9 (2.46m x 1.14m)

Comprising shower cubicle with mains fed shower, low level WC and vanity wash hand basin. Heated towel rail, tiled splashbacks, inset ceiling spotlights and side aspect double glazed UPVC frosted window.





DINING ROOM

13'7" x 12'2 (4.14m x 3.71m)

A well-proportioned reception room featuring fireplace with inset log burning stove, radiator, power points and front aspect double glazed UPVC window.

FIRST FLOOR LANDING

Radiator, power points, loft access and light tunnel.

BEDROOM ONE

14'2" x 12'11 (4.32m x 3.94m)

Fitted wardrobes across one wall, radiator, power points, wall lighting and front aspect double glazed UPVC window.

BEDROOM TWO

13'0" x 12'2 (3.96m x 3.71m)

Original wooden floorboards, radiator, power points and front aspect double glazed UPVC window.

BEDROOM THREE

12'1" x 12'0 (3.68m x 3.66m)

Original wooden floorboards, radiator, power points and rear aspect double glazed UPVC window.

BATHROOM

10'0" x 6'2 (3.05m x 1.88m)

White suite comprising panelled jacuzzi bath, corner shower cubicle with mains fed shower, vanity wash hand basin and low level WC. Heated towel rail, inset ceiling spotlights, part tiled walls and rear aspect double glazed UPVC frosted window.

BEDROOM FOUR

12'1" x 9'9 (3.68m x 2.97m)

Radiator, power points and rear aspect double glazed UPVC window.

BEDROOM FIVE/STUDY

8'0" x 6'8 (2.44m x 2.03m)

Radiator, power points and front aspect double glazed UPVC window.

OUTSIDE

Electric gates provide access onto a spacious driveway offering off-road parking for numerous vehicles and leading to the:

DETACHED DOUBLE GARAGE

17'05 x 18'0 (5.18m'1.52m x 5.49m'0.00m)

With electric door, power, lighting and personal side access door.

REAR GARDEN

The gardens are a particular feature of the property, with the front garden mainly laid to lawn with a separate area housing a greenhouse and raised vegetable beds.

The rear garden is predominantly laid to lawn with a large patio seating area and pathways wrapping around the property, all enjoying a high degree of privacy, there is the added bonus of a summer house and gated rear access to a path which leads out in to the village.

SERVICES

Mains gas, water, electricity and 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 - rates to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold





VIEWINGS

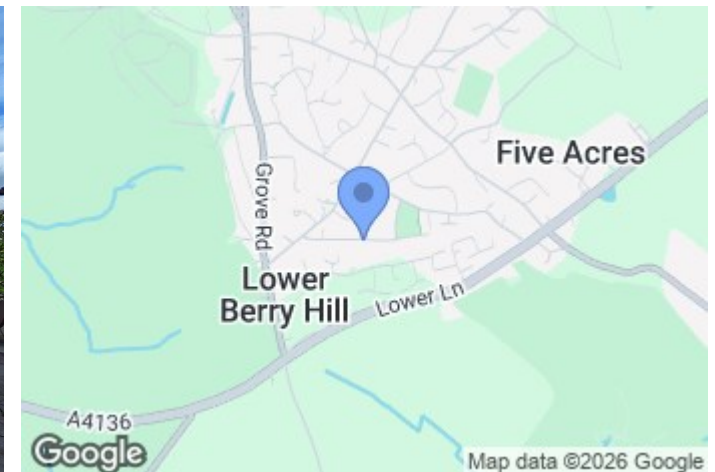
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Steve Gooch office in Coleford, head left onto St John's Street (B4228). After a short distance, turn right onto The Gorse, go straight over the crossroads onto Grove Road. Continue along Grove Road, then turn right onto Coverham Road. Follow Coverham Road for a short distance before turning right onto Crow Ash Road where the house can be found along on the left hand side.

PROPERTY SURVEYS

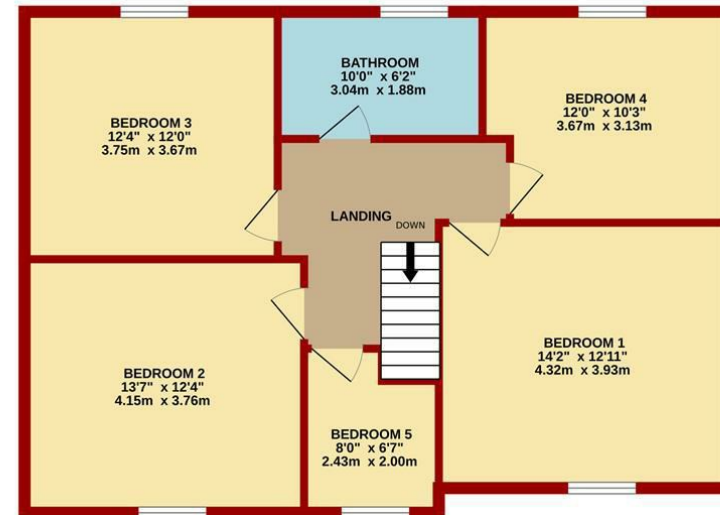
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	75	England & Wales
		83	EU Directive 2002/91/EC





1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

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