



At first glance

- 4 bedrooms
- Close to local amenities
- Driveway
- Garage
- Open plan kitchen/diner
- Well-maintained gardens
- Scope for modernisation

In detail

A spacious and well-loved four bedroom detached bungalow with large gardens to front and rear, driveway providing parking and garage with power and lighting supply, situated on the edge of woodland in a semi-rural location.

This property offers great opportunity for making a house their own, with endless possibilities for modernising throughout. The internal accommodation is generous and flexible, comprising: entrance hall, lounge with fireplace, open plan kitchen/diner, four bedrooms (one could be utilised as a study or playroom), cloakroom, bathroom and conservatory. Externally, there is parking on a private driveway with garage behind. The gardens are extensive and well-maintained, offering plenty of space to unwind and entertain outside.

This property is set in a beautiful location in the heart of the Forest of Dean, and is within walking distance from Coleford Town's amenities. The Clock Tower in Coleford is iconic and adds to the Town's history and beauty. The Town also hosts the ever popular Coleford Music Festival, bringing music and community together to celebrate life. Coleford boasts a wide range of amenities to include: a cinema, two golf courses, shops, restaurants, cafes, hotels, primary and secondary schools and doctor's surgery. The market towns of Lydney (7.1 miles) and Monmouth (5.8 miles) are easily accessible, also offering a wide range of amenities.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Private Garden, Rear Garden





Entrance hall

Windows to front aspect, access through to lounge, dining room, all bedrooms, cloakroom, bathroom and conservatory.

Lounge

Carpeted flooring, radiator, feature fireplace, windows to front and side aspects.

Kitchen/diner

Open plan layout.

Fitted units at base levels with worktop space, sink unit with mixer tap and drainer, space for cooker with hob, space for fridge freezer, space for dining table and chairs, storage cupboard, windows to front and side aspects, door providing access to outside.

Bedroom 1

Carpeted flooring, radiator, airing cupboard offering storage space, window to rear aspect.

Bedroom 2

Could also be utilised as a home office or playroom. Carpeted flooring, radiator, window to rear aspect through into conservatory.

Cloakroom

WC, wash hand basin, carpeted flooring, tiled walls, window to rear aspect.

Bedroom 3

Carpeted flooring, radiator, built-in wardrobes, window to side aspect.

Bedroom 4

Carpeted flooring, radiator, window to rear aspect.

Bathroom

Bath with mixer taps, shower enclosure, wash hand with vanity unit underneath, WC, carpeted flooring, tiled splash backs, window to rear aspect.

Conservatory

Windows to side and rear aspects, tiled flooring, doors leading out to rear garden.

Garage

Power and lighting supply.

Outside

To the front of the property there is a driveway providing parking for multiple vehicles with garage behind for storage.

The front garden is laid to lawn and well-maintained, and the rear garden is laid to both patio and lawn, providing fantastic space to sit outside and relax, and to entertain family members and guests.

Services

Mains gas, electric and water. Septic tank drainage connected.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Services

Council Tax Band: C

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.





Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
1497 sq.ft. (139.0 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.0 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			82
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.