



The Old Dairy Cottage, Grange Lane, Littledean, Cinderford
OIRO £495,000

4 bedroom detached house for sale | Freehold

At first glance

- 3/4 bedrooms
- Close to local amenities
- Detached
- Driveway
- Enclosed garden to rear
- Garage

In detail

A beautifully presented and charming three/four bedroom detached cottage offering driveway providing parking, wrap around gardens (including a Mediterranean courtyard style garden to rear) and a garage with power and lighting supply, situated in a well-sought after location.

This property is perfect for those who are looking for their new, well looked after family home which benefits from low-maintenance gardens.

Internally, the property comprises; entrance hall, open plan lounge/kitchen/diner, office/bedroom 4, utility room/shower room, three further bedrooms and a bathroom.

Externally, there is a driveway to the front of the property with a garage behind. The gardens are low maintenance and wrap around the property, offering plenty of space to sit and relax during warmer months.

The village of Littledean has a range of amenities which include, shops, post office, butchers, fish and chip shop, hairdresser, garage, public house, church, primary school and a bus service to Gloucester and surrounding areas. The market town of Cinderford is approximately one and a half miles distance where there are a further range of facilities.

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: D (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains





Entrance hall

Tiled flooring, radiator, stairs leading up to first floor, access through to entrance hall.

Hall

Radiator, airing cupboard housing the domestic hot water boiler, access through to lounge, kitchen/diner, office/bedroom 4 and bathroom/utility.

Lounge

Radiator, feature log store area, inset woodburning stove, tiled flooring, window to front aspect, opening to kitchen/diner.

Kitchen/diner

Fitted units at eye and base level with unistone Quartz leather finish worktops, sink unit with mixer tap and drainer, four ring gas hob with extractor hood above, double ovens, integrated fridge freezer, breakfast bar area, radiator, tiled flooring, window to rear aspect, French doors to rear garden.

Bedroom 4 / Office

Radiator, tiled flooring, window to front aspect.

Shower room/cloakroom

Also a utility space.

WC, shower enclosure, fitted units at base level, unistone Quartz leather finish worktop, sink unit with drainer, space and plumbing for washing machine/dyer, heated towel rail, tiled flooring, window to rear aspect.

FIRST FLOOR:

Landing

Access to loft space, radiator, access through to large wardrobe/storage area, access through to all three bedrooms and bathroom.

Bedroom 1

Radiator, window to front aspect.

Bedroom 2

Radiator, window to front aspect.

Bedroom 3

Radiator, window to rear aspect.

Bathroom

WC, wash hand basin with vanity unit underneath, shower enclosure, fully tiled, heated towel rail, access to eaves storage, velux window to rear aspect.

Outside

To the front of the property, there is a driveway providing parking and turning space for multiple vehicles with a gage behind with power and lighting supply. There is a front garden which is laid to lawn with a variety of trees, shrubs and flower borders. There is access around the side of the property and into the rear garden, where the garden is laid to both lawn and patio, offering fantastic space outside for sitting and relaxing. The garden is beautifully maintained and enclosed by walling.

Services

Mains water, electric, drainage, and gas connected.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

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

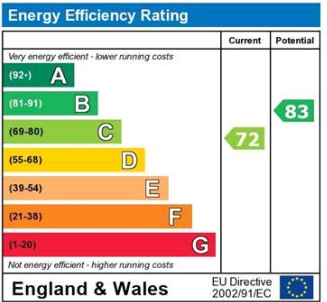


Commercial

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.



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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.