



# STAUNTON

Guide price **£299,000**



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# 3 STAUNTON HOUSE

Gloucestershire GL16 8NX



Period two bedroom house  
Extensive rear garden  
No onward chain

This property is a fantastic investment for those seeking a substantial period home that has the potential to be something truly special.

Situated in an idyllic village perched above the picturesque Wye Valley, it benefits from the local amenities of a thriving pub and shop, with more comprehensive facilities in the nearby towns of Monmouth and Coleford.

Regular bus services and nearby motorway access make it an ideal location for those seeking both tranquillity and accessibility.





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£299,000



### KEY FEATURES

- Village location
- Huge potential
- Original features throughout
- Garage and parking
- Beautiful rear gardens
- Close to Monmouth





# STEP INSIDE



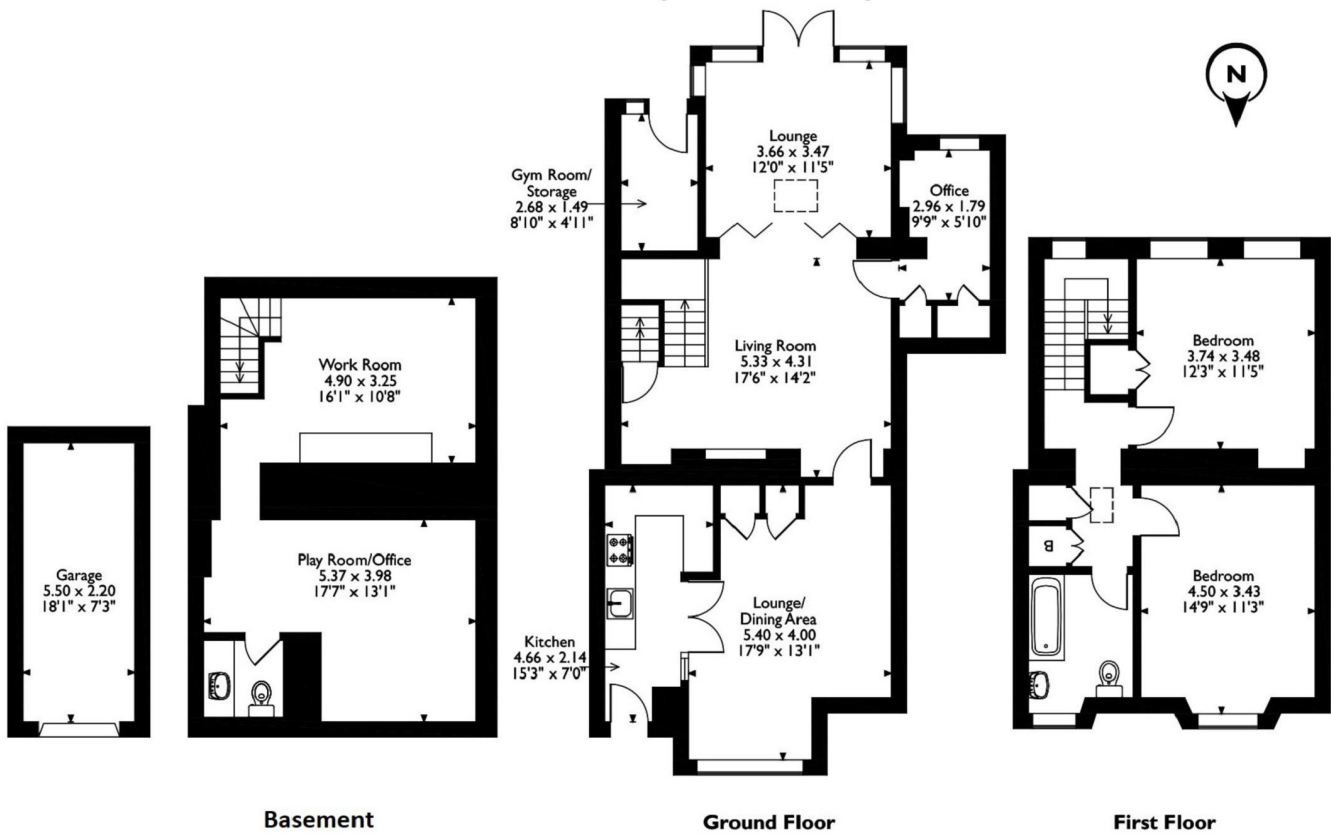
The basement area is particularly noteworthy, offering two sizeable rooms that could serve a range of purposes, such as a home office, gym, or playroom.

There is also a cloakroom, providing additional convenience.

Moving up to the first floor, there are two reception rooms and a kitchen, all of which benefit from an abundance of natural light and striking original features.

The rear lounge offers access to the extensive garden via French doors, while the kitchen, while in need of updating, includes white fitted wall and base units, a sink, and space for appliances.

Approximate Gross Internal Area  
Main House = 125 Sq M/1346 Sq Ft  
Outbuilding = 44 Sq M/474 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 181 Sq M/1949 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The first floor is home to two generously sized bedrooms and a family bathroom, each enjoying plenty of natural light.

Overall, the property offers a rare opportunity to create a magnificent home in a peaceful yet accessible location.



# STEP OUTSIDE



At the front of the property, there is a small fore-garden separated by a low stone boundary wall, and access to the entrance is through a pedestrian gate. However, the main garden area is situated at the rear of the property, and it boasts a spectacular full south-facing aspect with picturesque countryside views. A beautiful mature beach tree takes centre stage and enhances the already stunning outdoor space.

Directly behind the house, there is a raised south-facing terrace with old stone flags that provide a charming outdoor entertaining area. From there, steps lead down to a sweeping stone pathway, flanked by lush lawns with flower and shrub borders on either side. At the rear, there is a pedestrian gate providing access to the exterior of the property.

A garage court, housing a single garage and off-road parking, is situated a short distance away from the main house. Overall, the outdoor space is a delightful feature of the property, offering both practicality and beauty in equal measure.

## INFORMATION

Postcode: GL16 8NX

Tenure: Freehold

Tax Band: C

Heating: Electric

Drainage: Mains

EPC: E







## DIRECTIONS

The best approach from Monmouth is on the A4136 Cinderford/Gloucester road. Climb the hill into the village of Staunton and turn right just after the White Horse Inn. At the bottom of the road bear left and the property is almost immediately on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	51	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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