



# WOOLASTON

Guide price **£425,000**





# TOMAR COTTAGE

Slade Road, Gloucestershire GL15 6PS



A charming countryside cottage  
Breath-taking views of Slade Woods  
Immaculately presented

Welcome to your ultimate escape from the hustle and bustle of the city! Nestled in an idyllic rural setting, off a serene country lane, stands this enchanting 'chocolate box' cottage that exudes timeless charm and offers a cosy sanctuary for those seeking respite from the chaos of everyday life.

With a history dating back 19th century, this immaculately presented cottage has been lovingly extended and updated in the 90s, seamlessly blending the allure of the past with modern comforts.

Located on the outskirts of the village of Woolaston, a mere 5 miles from Chepstow and the convenient M48 motorway network, this hidden gem provides easy access to essential amenities including a primary school, charming pubs, and a post office/stores. Nature enthusiasts will find themselves in paradise with excellent walking and cycling paths through nearby woodlands, leading to Delvil's Pulpit a magnificent limestone outcrop offering panoramic views of the River Wye and the historic Tintern Abbey.

You'll be enchanted by the legendary Forest of Dean, a haven of ancient woodlands and diverse ecosystems, right on your doorstep.





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### KEY FEATURES

- Convenient location near amenities
- Nature lover's paradise with walking/cycling paths nearby
- Enchanting, well-enclosed cottage-style gardens
- Storage shed with light and power, plus housing central heating boiler
- Designated parking space for one vehicle
- No onward chain



# STEP INSIDE



The picturesque property is surrounded by its own meticulously landscaped gardens, boasting awe-inspiring vistas of the majestic Slade Woods, the rolling Gloucestershire Countryside, and the breath-taking Severn Estuary.

Inside you'll discover a sun-soaked haven with a sunroom featuring bi-folding doors, allowing the beauty of the outdoors to flood the living space.

The lounge is adorned with an inviting open fireplace, perfect for cosy evenings, while a striking feature spiral staircase proudly takes centre stage, a gentle nod to this cottage's history.

There is then a small lobby area, which could squeeze a small dresser or desk in for a home office which then leads to the ground floor cloakroom.

Then step into the magnificent kitchen where French doors seamlessly connect the interior with the veranda, flooding the space with natural light.

A row of windows enhances the room, creating a vibrant and inviting atmosphere.



Approximate Gross Internal Area  
98 Sq M/1054 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.

With ample counter top space, high-end appliances, and sleek cabinetry, this kitchen is a dream for both passionate home chefs and those who simply enjoy cooking.

It is a place to gather, create, and savour culinary craftsmanship, while also offering picturesque views and an airy ambiance.

On the first floor, you will find two spacious double bedrooms that exude comfort and tranquillity.

These bedrooms offer breath-taking views over the woodland and serene Severn Estuary, while ample windows fill the rooms with natural light.

Each room is thoughtfully designed to create a peaceful retreat, perfect for relaxation and restful nights.

Additionally, a stylish bathroom awaits, complete with a shower and bath, providing a luxurious space for refreshing and unwinding after a long day.



# STEP OUTSIDE



The enchanting, well-enclosed cottage-style gardens are truly the pièce de résistance of this property. Landscaped with great care to maximize the breath-taking views, they provide an oasis of serenity and tranquillity. Multiple terraces adorned with vibrant borders showcase an array of plants and shrubs, including the delicate beauty of Hydrangeas, the elegance of Acer trees, and the timeless allure of various rose varieties. Level lawns adorned with fig and pear trees invite you to wander and discover the joys of nature.

For those seeking the perfect spot to unwind and soak in the captivating surroundings, a thoughtfully positioned veranda and raised decking area beckon you to relax and indulge in the commanding views of the Slade woods, the picturesque Gloucestershire countryside, and the serene Severn Estuary. This is where dreams are made, where you can savour the beauty of nature from the comfort of your own private retreat. Additional features include a storage shed beneath the veranda, complete with light and power, providing a convenient space for your belongings while housing the central heating boiler. A designated parking space at the front of the property ensures hassle-free arrival and departure, adding to the convenience of this remarkable escape.

## INFORMATION

Postcode: GL15 6PS

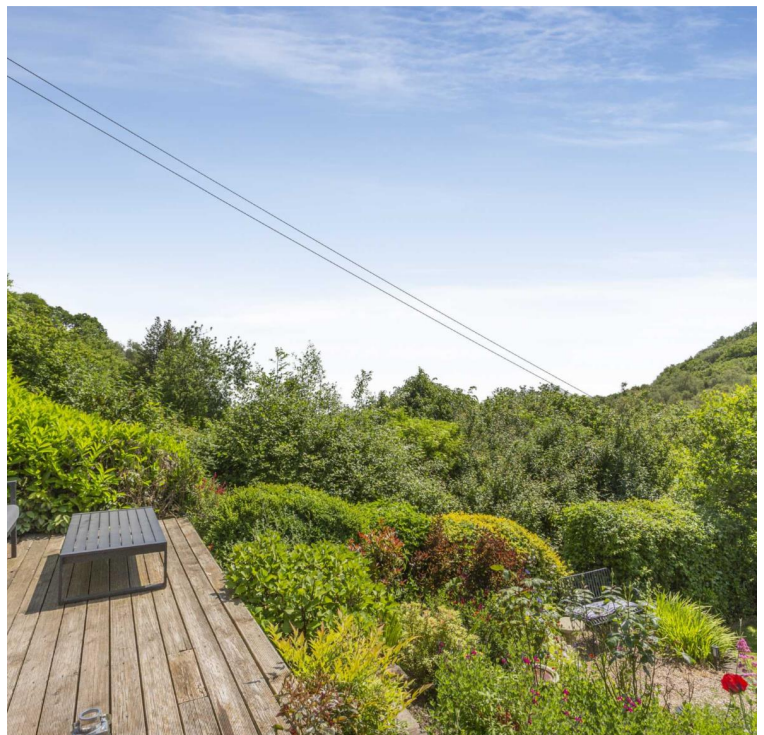
Tenure: Freehold

Tax Band: C

Heating: Oil

Drainage: Private

EPC: D



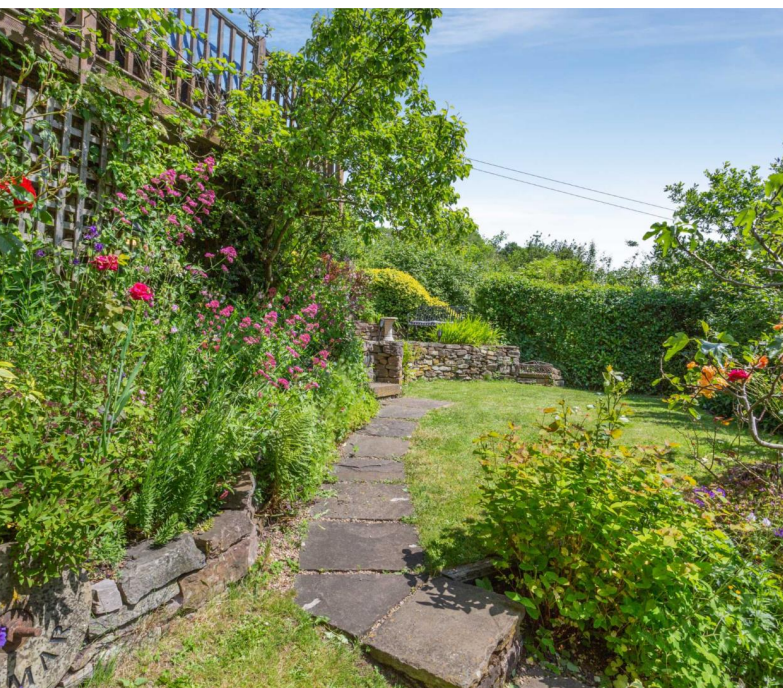




## DIRECTIONS

Take the A48 from Chepstow towards Lydney. After approximately 5 miles turn left onto Church Lane signposted 'Woolaston Woodside'. Proceed along church lane and take a slight right onto Keynsham Lane. Continue for around 1.5 miles then turn left onto Slade Road (This is a no through road). Continue up the lane for around 0.3 miles and the property is located on your right hand side. There is an extra parking area located on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.