



Honeysuckle House  
Staunton | Coleford | Gloucestershire | GL16 8PA





# Step inside

## Honeysuckle House

Guide price £475,000

This stylish three-bedroom family home is spacious and well thought-out and benefits from a stunning kitchen/dining/family room. Located in a desirable Wye Valley village within easy reach of local facilities.

As a newly-built property in in the Conservation Area at the heart of Staunton, Honeysuckle House is a rare find. It has been individually designed to be in sympathy with its historic surroundings in one of the oldest villages in the Forest of Dean. "The village is very picturesque and highly sought-after as a place to live. We were very lucky to find a development site in the heart of the village and we had to take a lot of care with the materials and the details to make sure it was in keeping and to satisfy the planners."

Staunton is located between Coleford (2.5 miles) and Monmouth (4 miles), both characterful market towns with a range of amenities and educational facilities. The village enjoys a lovely situation in the Wye Valley Area of Outstanding Natural Beauty, on the edge of the Forest of Dean, where it is surrounded by wonderful scenery and a host of leisure opportunities for those who enjoy an outdoor lifestyle. The area immediately around Staunton is known for its ancient standing stones, including the Buckstone, from which there are breathtaking views to the Black Mountains. Staunton is a friendly village, with an ancient church and a village hall and Honeysuckle House is conveniently close to the family-run village pub and restaurant, The White Horse Inn.

### Step inside:-

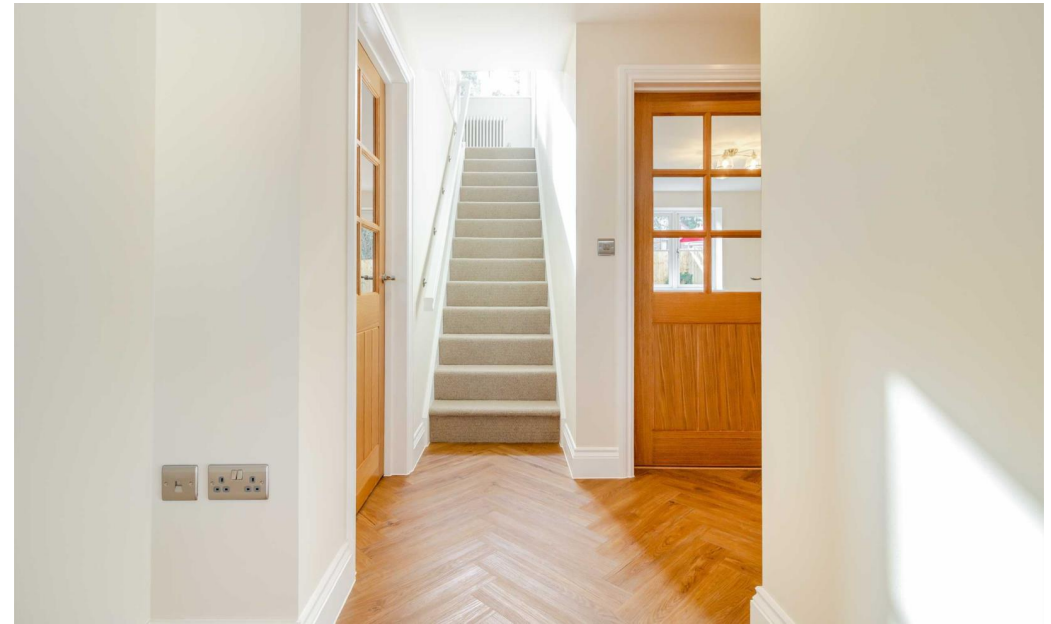
Honeysuckle House is a beautifully detailed home with a quality finish, featuring solid wood interior doors and traditional-style column radiators throughout. The flush-fitting composite windows are double glazed, white coloured internally and agate grey externally with matching exterior fascia.

An attractive, open sided wood framed porch with a composite slate roof and brick pillars frames the entrance door, which opens into a hallway, with stairs leading up to the first floor. To one side of the hallway is the superb kitchen/dining room, designed to be the heart of the home. We based the design on the one in our own house because we found it works well for a family.

The kitchen is fitted with shaker style pebble-coloured units, a Hunter Green contrasting island, both with ample cupboard and drawer space. The work surfaces and upstands are solid oak, there is a double Belfast sink under the window and the range of built-in appliances includes an upright fridge freezer, a double electric oven/microwave oven and a gas hob which runs off bulk LPG.

The herringbone parquet wood flooring was chosen for its natural look. This flooring continues throughout the ground floor, except in the living room, which is carpeted.

The kitchen features a large island, which includes wicker fruit and vegetable basket and has a deep overhang enabling it to be used as a spacious breakfast bar incorporating 3-4 stools.



The room also has space for a dining table, under a stunning modern light fitting. I was trying to introduce contemporary appeal whilst keeping a traditional, country feel, so everything was chosen for that desired effect. There is also a large under stairs cupboard for additional storage.

The other side of the entrance hallway a part-glazed wood door opens to a family living room, which has a large window overlooking the back garden and a contemporary light fitting chosen to match the one in the dining area.

Off the hallway there is also a downstairs cloakroom, neatly fitted out with a dark grey vanity unit with a tumbled travertine tiled splashback.

Just across the hallway from the kitchen is a utility room, fitted with pebble-coloured base units in the same style as those in the kitchen and also with a solid oak worksurface and upstand. There is a stainless steel 1.5 bowl sink with drainer and under counter space has been allocated for a washing machine and for a tumble dryer.

Upstairs there are three spacious double bedrooms. The principal bedroom has a walk-in wardrobe, and a luxuriously fitted en-suite, which has a large shower cubicle, a agave coloured vanity unit, travertine floor and wall tiles and a ladder towel radiator.

The two other double bedrooms each benefit from a large double wardrobe with solid wood doors to match the rest of the interior doors. These bedrooms share a stylish, family bathroom with a bath with a shower over. This room also has a ladder towel radiator.











# Step outside

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At the front of the property there is a brick cobble parking area for two vehicles with an area of level front lawn set behind a low wall, built of reclaimed stone from the site. A paved path leads along the front of the patio and down each side of the house, giving access to the sun-trap back garden. Galvanised rainwater goods and exterior light fittings have been used to provide a quality, sleek finish to the exterior. There is also a provision in place for an electric car charging point.

The attractive, neatly laid-out garden, designed for low-maintenance, comprises a large, paved patio, running across the back of the property, with an area of level lawn and with raised beds, planted with shrubs and retained by contemporary sleepers.

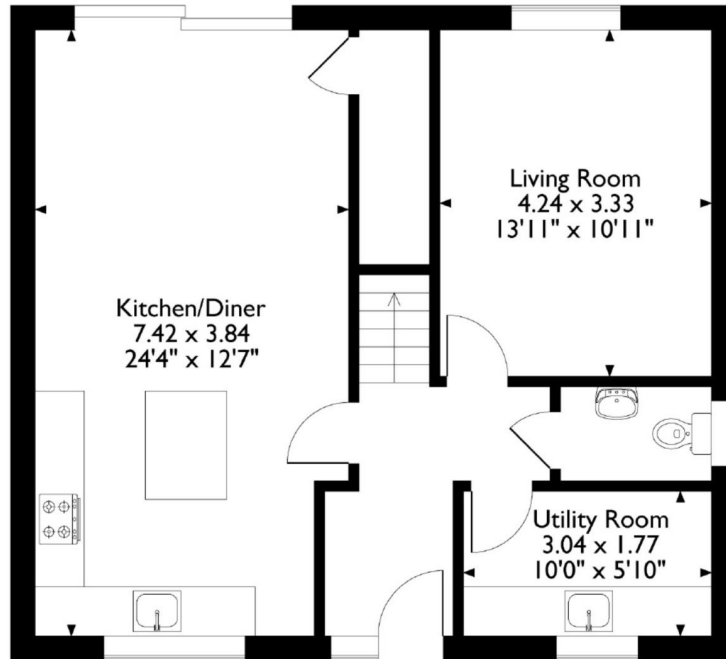
The garden is bordered by feather edge fencing. Along one side this has been used above an original stone wall. On the other side, at the front of the property, panels have been set between the piers in a rendered wall.

### DIRECTIONS

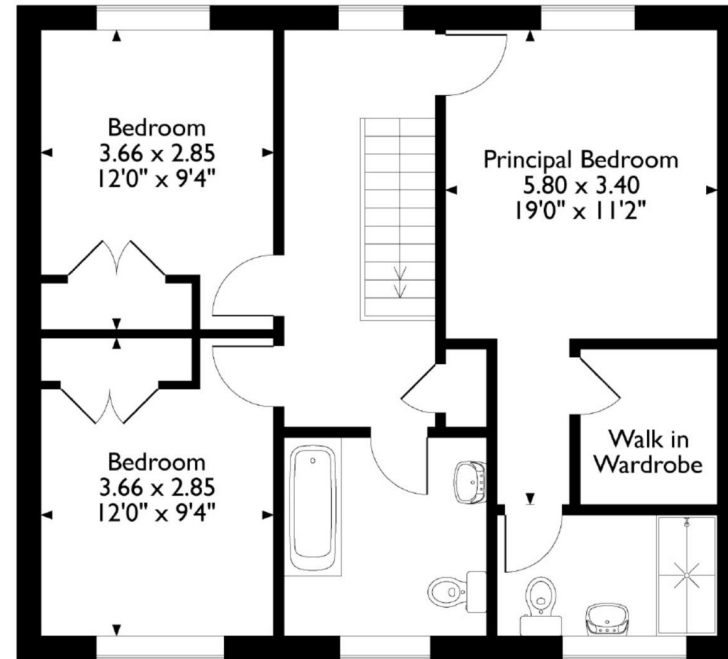
What3words: ///spiking.frostbite.nurse



# Approximate Gross Internal Area 124 Sq M/1334 Sq Ft



**Ground Floor**



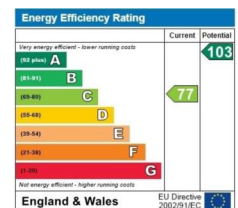
**First Floor**

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.

Postcode: GL16 8PA | Tenure: Freehold | Tax Band: TBC | Authority: Forest of Dean | Heating: Gas LPG | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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