



LITTLEDEAN

Offers over **£525,000**



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WOODFIELD HOUSE

Grange Lane, Littledean, Cinderford, Gloucestershire GL14 3NJ



Immaculate four, detached family home
Extensive living accommodation throughout
Sought after location with access to amenities

Littledean located just outside Cinderford is a town nestled in the heart of the Forest of Dean in Gloucestershire, England. Known for its rich industrial heritage, Cinderford offers a blend of historical significance and natural beauty.

In and around Littledean, there is a local shop, two hotel/ pubs in the village and a popular farm brewery with family friendly facilities. The nearby Soudley Ponds offer a scenic place to walk or fish.

The town is surrounded by woodlands, making it a haven for outdoor enthusiasts who enjoy hiking, cycling, and exploring the scenic countryside.

Its central location within the Forest of Dean allows for easy access to nearby attractions such as the Dean Heritage Centre and the scenic Wye Valley along with easy access to local school, shops and transport links.



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KEY FEATURES

- Detached four-bedroom family home
- Extensive living accommodation
- Immaculately presented throughout
- Far reaching views to the front
- Private garden, parking and double garage



STEP INSIDE



Entering the property through a canopy-style porch with outside lighting opens into the entrance hall. The hall includes stairs to the first floor, solid wood flooring, a cupboard with hanging and shelving space, and access to various rooms.

The study features wood flooring, and a front aspect Georgian bar sash style window with far-reaching views over the countryside.

The lounge offers a feature stone/marble effect fireplace with a woodburning stove inset, a slate hearth, solid wooden flooring and a front aspect Georgian bar double glazed sash style window with views. French doors opening into the garden/dining room creating the perfect family space for entertaining.

The garden/dining room has three rooflights, an oak-framed floor-to-ceiling glazed wall overlooking the rear garden, French doors, a vaulted ceiling, from here, there is an opening into the kitchen/breakfast room.

The kitchen/breakfast room includes a one-and-a-half bowl sink unit with a built-in drainer, five-ring induction hob with filter and extractor hood, base and wall-mounted units, pendant light fitting, circular solid wood breakfast table, integrated dishwasher and fridge/freezer, double oven, tiled flooring and rear aspect sash style window, and a rear aspect double glazed panel door opening onto the rear garden.

A wooden panel door gives access to the hallway, and another door opens into the utility room.

The utility room contains a single bowl single drainer stainless steel unit with a mixer tap, rolled edge worktops, base and wall-mounted units, space for a washing machine, freestanding fridge/freezer, and tumble dryer.

Approximate Gross Internal Area
 Main House = 191 Sq M/2056 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 219 Sq M/2357 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.

Upstairs, the landing provides access to the roof space, and doors to all bedrooms and the family bathroom. The principle bedroom offers built-in wardrobes with shelving space, two rear aspect double glazed Georgian bar sash style windows, and access to an ensuite. The ensuite features a modern three-piece shower suite.

The second bedroom includes a built-in wardrobe with hanging and shelving options, and a front aspect double glazed Georgian bar window with views.

The third bedroom offers built-in double wardrobes with shelving options, and a front aspect double glazed sash style Georgian bar window with views.

The fourth bedroom includes, and a rear aspect sash style Georgian bar double glazed window overlooking the rear garden. The family bathroom features a modern four piece suite with freestanding bath.

STEP OUTSIDE



Outside, the front garden includes a lawn, flower borders, shrubs, bushes, a paved pathway, and steps leading to the front door. A shared driveway with wooden gates provides privacy, and gated access from the driveway leads to the rear garden.

The rear garden is accessible from the kitchen and features outdoor lighting, power points, and a tap. A paved patio area, lawn, and additional paved seating area complete the outdoor space, enclosed by fencing.

The property benefits from a detached double garage. Behind the garage, additional ground features a variety of trees, shrubs, and bushes, with adjacent parking space for two vehicles.

The garage is accessed via a pair of up-and-over doors, with power, lighting, and eaves storage space.

Postcode: GL14 3NJ
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Upon reaching the High Street in Littledean turn left then the first right onto Grange Lane. Proceed down the lane for approximately 100 yards where the property can be found on the left hand side before leaving the village.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		86
B	(81-91)	79	
C	(69-80)		
D	(55-68)		
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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