



SLING

Guide price **£525,000**



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# THE OLD FORGE

Marsh Way, Coleford, Gloucestershire GL16 8JN



Spacious three-bedroom, detached family home  
First floor features a luxurious master suite with a private balcony  
Spacious garage

Welcome to The Old Forge, a beautifully spacious family home nestled in the scenic village of Sling, Coleford, Gloucestershire. This charming property offers a blend of modern living spaces with a warm, inviting atmosphere, making it perfect for both family life and entertaining guests.

Sling is a picturesque village near Coleford in the Forest of Dean, Gloucestershire, surrounded by ancient woodlands and scenic trails, perfect for outdoor activities like hiking and cycling. Nearby Coleford offers shops, cafes, and a strong sense of community, along with historic attractions such as Clearwell Caves and Puzzlewood. Sling provides a tranquil rural setting with easy access to Gloucester and Chepstow, blending countryside charm with convenient amenities.



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### KEY FEATURES

- Spacious three-bedroom, detached family home located in the charming village of Sling.
- Bright and cosy lounge area, complemented by a large living room with scenic views
- Open-plan kitchen and dining area, serving as the heart of the home entertaining.



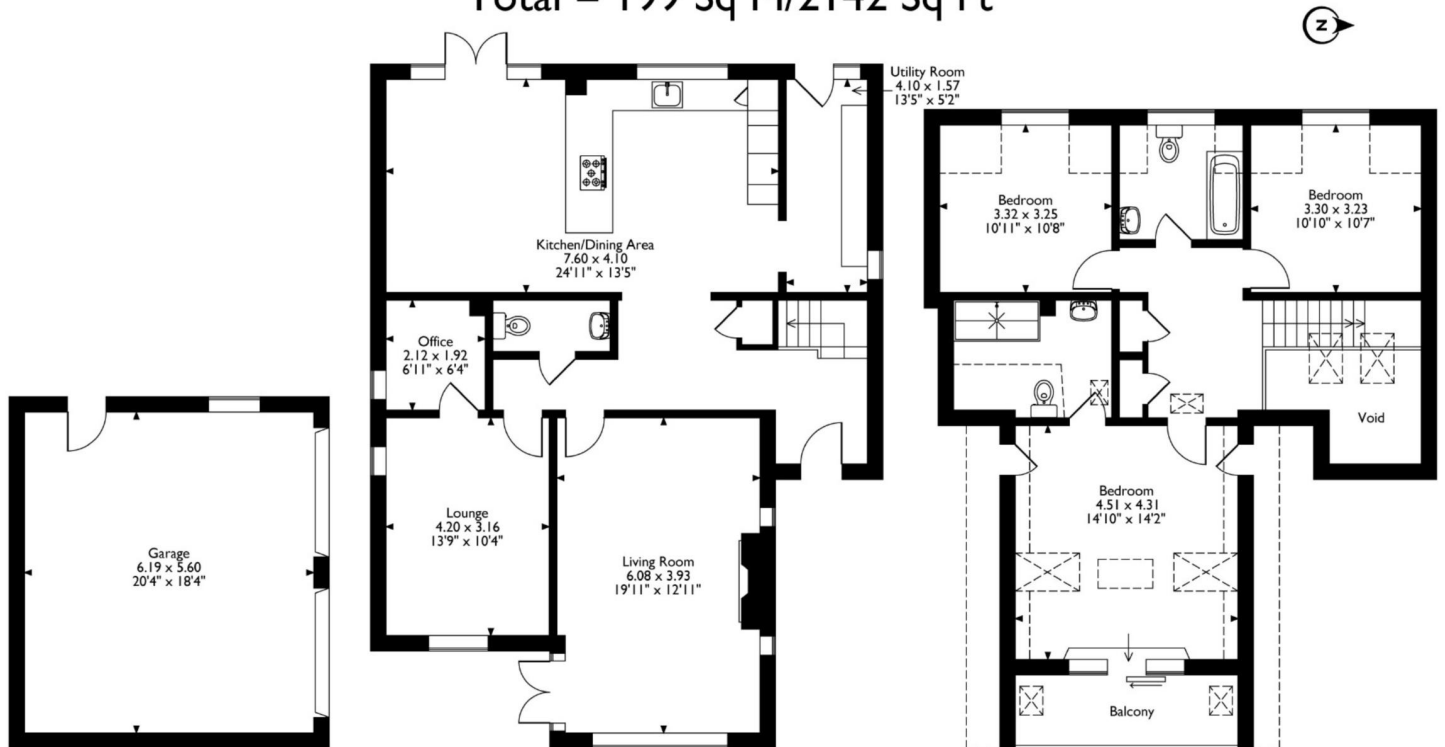
# STEP INSIDE



As you enter, you're welcomed by a spacious hallway leading into a bright and cozy lounge area, ideal for relaxing with family. The heart of the home is the open kitchen and dining area, offering ample room for cooking, dining, and gathering. Adjacent to the kitchen, a practical utility room provides additional storage and workspace, keeping the main area clutter-free.

The ground floor also features a large living room with beautiful views, creating a perfect space for socialising or unwinding. A private office, ideal for remote work or study, and a convenient WC complete the main level.

Approximate Gross Internal Area  
 Main House = 164 Sq M/1765 Sq Ft  
 Garage = 35 Sq M/377 Sq Ft  
 Total = 199 Sq M/2142 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.

Upstairs, the property boasts three well-appointed bedrooms. The master suite includes a private balcony, offering a peaceful retreat with scenic views, perfect for a quiet morning coffee or evening relaxation.

Two additional bedrooms provide ample space for family or guests and share a modern, stylish bathroom, with an additional shower room providing extra convenience.

# STEP OUTSIDE



The Old Forge features a spacious garage with room for two cars and additional storage, there is also a spacious driveway with parking for multiple cars. The garden is mainly laid to lawn with a patio area. With a generous internal layout, this home offers the perfect balance of rural charm and modern comforts.

#### Additional information:

The property is heated with air source heat pump and underfloor heating throughout the house.

The hot water is a combination of air source heat pump and solar thermal panels on the roof.

All the toilets are supplied from the rain water harvesting system with a mains backup.

## INFORMATION

Postcode: GL16 8JN

Tenure: Freehold

Tax Band: E

Heating: Air source

Drainage: Private

EPC: C





## DIRECTIONS

From Sling Community Centre head north-east on Milestone walk and turn right into Clements End Road follow the road and the turn left onto Marsh Way follow the road and you will find the property on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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