



COLEFORD

Offers over £450,000



WINDRUSH

Union Road, Coleford, Gloucestershire GL16 7QB



Four-bedroom, detached property with.
Extensive and versatile living accommodation
Beautiful countryside views to the front and

This beautifully presented four-bedroom detached property is situated in the highly sought-after area of Union Road, offering both charm and space. The home is surrounded by stunning countryside views to the front and beautiful open fields to the rear, whilst still being close to local amenities.

Coleford is a charming market town nestled in the heart of the Forest of Dean, Gloucestershire. Known for its rich history and stunning natural surroundings, it offers a mix of traditional character and modern amenities. The town centre features a range of independent shops, cafes, and restaurants, while the nearby countryside provides endless opportunities for outdoor activities like walking, cycling, and exploring local attractions. With good schools, a welcoming community, and easy access to nearby cities like Gloucester and Bristol, Coleford is a desirable location for families and those seeking a peaceful lifestyle.

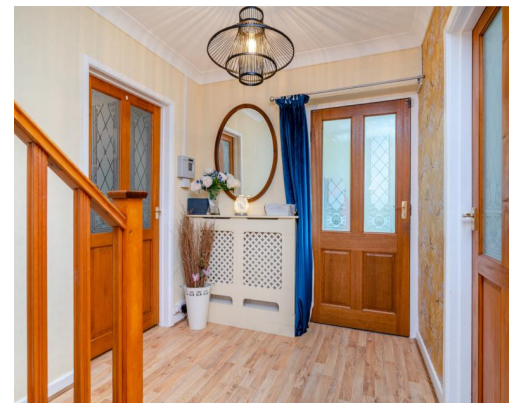


Offers over
£450,000



KEY FEATURES

- Modern, four-bedroom, detached family home
- Highly desired location
- Extensive and versatile living accommodation
- Driveway, off road parking for multiple vehicles garage
- Far reaching views over the countryside
- Easy access to local amenities, schools, transport links



STEP INSIDE



Upon entering, you're welcomed into a bright porch that leads into the entrance hallway, where you'll find under-stairs storage and stairs to the first floor. The spacious reception room at the rear of the property features a characterful red brick fireplace and opens out to the garden through sliding doors.

At the front of the house, the generous lounge boasts another set of sliding doors leading out to the front garden, complemented by a working fireplace and elegant wooden doors connecting to a versatile dining room or office.

The heart of the home is the expansive kitchen/diner, filled with natural light from multiple windows and a side door opening onto the garden. The kitchen is well-appointed with ample storage, space for appliances, and a stylish composite sink, all enhanced by modern downlights and spotlights.

Approximate Gross Internal Area
 Main House = 158 Sq M/1701 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 173 Sq M/1862 Sq Ft



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

Upstairs, the landing offers loft access and storage space. The main bedroom enjoys dual aspect views and built-in wardrobe space. There are two further large double bedrooms, both with lovely countryside views, and a fourth well-proportioned bedroom which could also be used as a home office.

The family bathroom is sleek and modern with a rainfall shower over the bath, while an additional shower room provides a walk-in shower and contemporary fixtures.

STEP OUTSIDE



Outside, the front of the property provides parking for several vehicles alongside a well-maintained lawn and seating area bordered by mature plants and hedges for added privacy. The rear garden is an inviting space with a patio, lawn, stone chippings area, and a summer house perfect for outdoor entertaining. A convenient pathway leads to the garage, which is fully equipped with power, lighting, and additional storage.

This delightful property blends comfortable family living with picturesque surroundings, offering an ideal home for those seeking a tranquil yet accessible lifestyle.

INFORMATION

Postcode: GL16 7QB

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Mains

EPC: D





DIRECTIONS

From the Clock Tower in Coleford head north towards Newland Street and exit the roundabout onto Market Place. Continue onto Gloucester Road and then turn right onto Bakers Hill. Then take a left onto Union Road where you will find the property on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY

01594 715888

forest@archerandco.com

www.archerandco.com



ARCHER
& CO

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.