



LITTLEDEAN

Guide price **£395,000**



GRANGE LODGE

Grange Lane, Cinderford, Gloucestershire GL14 3NJ



Immaculate four-bedroom detached executive home in the picturesque village of Littledean, overlooking open countryside.

We are thrilled to present this stunning four-bedroom detached executive home, ideally located on the edge of the charming village of Littledean, with picturesque views over open countryside.

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.

This remarkable property features generous living spaces, including a principal en-suite bedroom, a spacious lounge/diner, and a modern kitchen/breakfast room. Additionally, it boasts an integral garage, a gated driveway for convenient parking, and an enclosed garden complete with a studio/workshop, all set against a backdrop of beautiful fields and farmland.



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KEY FEATURES

- Immaculate four-bedroom detached executive home in the picturesque village of Littledean, overlooking open countryside.
- Spacious accommodation featuring a principal en-suite bedroom, a large lounge/diner, and a modern kitchen/breakfast room.



STEP INSIDE



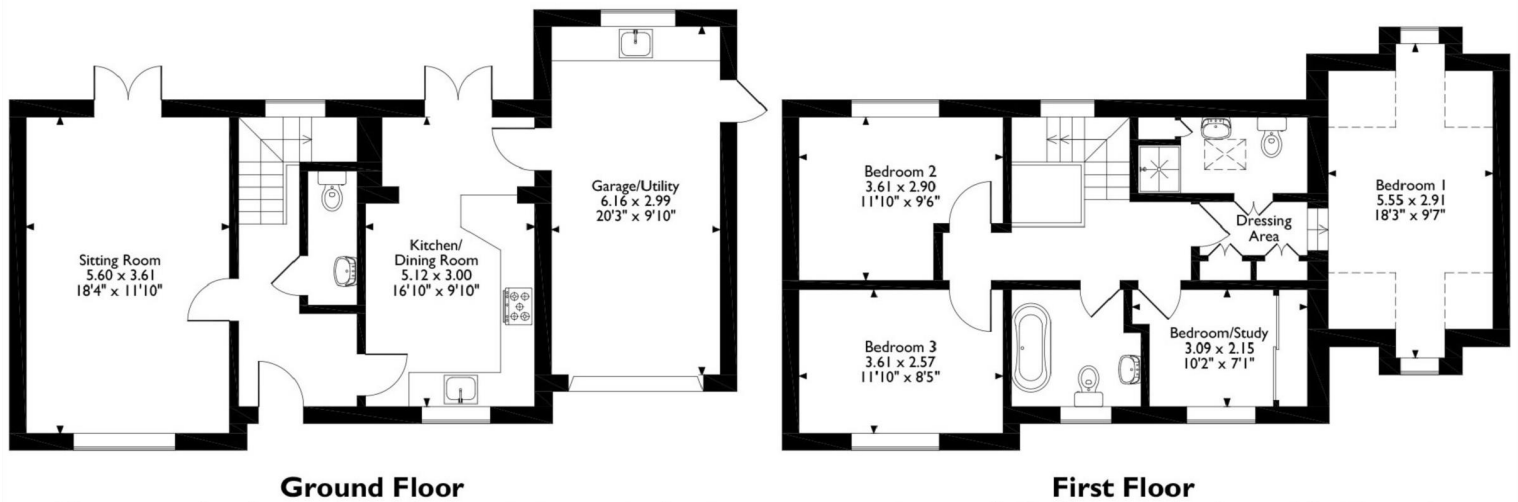
Upon entering, you're greeted by an inviting entrance hall with wood effect laminate flooring and convenient access to the kitchen/breakfast room, lounge/diner, and a downstairs W.C.

The lounge/diner impresses with its feature fireplace and French doors that open to the garden, offering breathtaking views of the countryside.

The kitchen/breakfast room is equipped with contemporary fitted units, an electric Rangemaster cooker, and an integral dishwasher, fridge, and freezer. French doors from this space also lead out to the garden, enhancing the connection between indoor and outdoor living.

The integral garage, accessible from the driveway, provides power and lighting, along with a utility area that includes fitted units and plumbing for laundry appliances.

Approximate Gross Internal Area 127 Sq M/1367 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 landing opens to four well-appointed bedrooms, including the principal bedroom with bespoke built-in wardrobes and an en-suite shower room.

The additional bedrooms, all with lovely views, are versatile spaces suitable for family or home office use. The modern family bathroom features a luxurious bath with a mains-fed shower, offering a relaxing retreat.

STEP OUTSIDE



Outside, a charming block-paved driveway welcomes you, leading to a canopied entrance and the garage. The beautifully maintained garden offers privacy and stunning views, complete with a vegetable plot, greenhouse, vibrant plants, and a spacious studio/workshop with power. This home seamlessly combines comfort, style, and a serene countryside lifestyle.

INFORMATION

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





DIRECTIONS

From the High Street in Littledean, turn right onto Grange Lane. Turn into the public car park on the right where the property can be found in front of you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		86
(92-100)	B		
(81-91)	C	76	
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	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



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