



Forest Road

Milkwall, Coleford, Gloucestershire, GL16 7LB

Offers Over £600,000



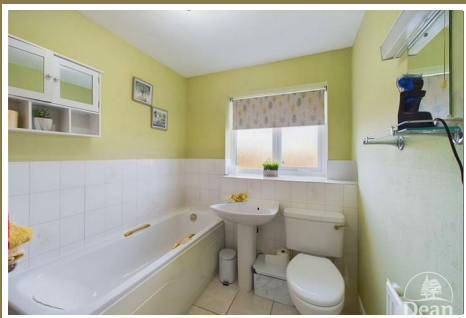
A substantial & beautifully maintained family home set within generous grounds in the highly sought-after village of Milkwall. Offering spacious and versatile accommodation throughout, this impressive property combines comfortable family living with extensive outdoor space, making it ideal for growing families & those seeking a semi-rural lifestyle close to the Forest of Dean.

The accommodation is arranged over two floors & features a spacious lounge with a feature fireplace, a separate dining room perfect for entertaining & a superb elevated sitting room enjoying pleasant views across the surrounding area & rear gardens. The well appointed kitchen offers an excellent range of storage with direct access to the gardens, whilst the conservatory provides a wonderful place to relax & enjoy the outlook over the grounds throughout the seasons.

There are four well proportioned bedrooms, all offering comfortable accommodation & excellent natural light. The master bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a family bathroom & additional shower room, making the property perfectly suited to modern family life.

Outside is where this home truly excels. Approached via a large block paved driveway providing extensive parking, the property sits within impressive, mature gardens predominantly laid to lawn with a variety of established trees, shrubs and flowering borders. The expansive rear garden offers a wonderful degree of privacy and space for children to play, gardening enthusiasts to enjoy, or those looking to embrace a more self-sufficient lifestyle, with polytunnels, growing areas and outbuildings already in place.

Situated within easy reach of woodland walks, cycling trails and the many attractions of the Forest of Dean, whilst remaining conveniently close to Coleford's shops, schools and amenities, this exceptional family home offers the perfect balance of countryside living and everyday convenience.



Approached via UPVC double glazed door into:

Entrance Lobby:

4'10" x 3'6" (1.48m x 1.08m)

Wall lights, tiled flooring, coved ceilings.

Entrance Hallway:

16'5" x 4'10" (5.02m x 1.48m)

With short stairs to the upper lounge, doors to the ground floor rooms, door and steps down to the garage, coved ceilings, power and lighting, a smoke alarm, a radiator, and central heating control.

Cloakroom:

6'11" x 3'3" (2.13m x 1.00m)

With a W.C., a wash hand basin, tiled flooring, tiled walls, an extractor fan, porthole window, heated towel rail.

Kitchen:

17'9" x 10'9" (5.43m x 3.28m)

Rear aspect windows, fitted wall and base units, extensive granite work surfaces, a sink unit with mixer tap, plumbing for a dishwasher, an integrated oven, five ring gas hob, an extractor

fan over, tiled flooring, a fitted microwave with an additional integrated oven to the side, plumbing for a washing machine, an additional sink unit to the far end of the kitchen, a wall mounted Worcester gas boiler, an integrated fridge freezer, a breakfast bar with granite worktop, door to the side porch.

Side Porch:

6'4" x 5'8" (1.95m x 1.75m)

With tiled flooring, UPVC double-glazed windows with an insulated roof, power and lighting.

Dining Room:

12'3" x 10'2" (3.74m x 3.10m)

Rear aspect with double glazed doors to the side patio, coved and artexed ceiling, a radiator, a serving hatch.

Conservatory:

10'9" x 9'8" (3.28m x 2.95m)

The most stunning room with views across the whole of the rear gardens, UPVC double-glazed windows, a radiator, an insulated roof, tiled flooring, and door to the outside. The conservatory has the benefit of an improved, insulated roof fitted recently, allowing

Tel: 01594 835751

for year-round use. This conservatory enjoys the comfort and relaxation as if you are sat in the gardens.

Sitting Room/Bedroom Five:

14'9" x 12'2" (4.51m x 3.73m)

A radiator, a multi fuel stove, coved ceiling wall lights, UPVC double glazed window.

Upper Lounge:

17'6" x 16'7" (5.34m x 5.07m)

With excellent views from the front aspect, UPVC double-glazed sliding doors, a balcony area, an open fireplace with a wooden mantle, coved ceilings, wall lights, UPVC double-glazed window overlooking the rear gardens, a double panelled radiator. From the lounge is a short run of stairs to the first floor.

First Floor Landing:

8'8" x 6'1" (2.65m x 1.87m)

Doors to the bedrooms, airing cupboard, smoke alarm, coved ceiling.

Bedroom One:

12'2" x 11'6" (3.72m x 3.52m)

Front aspect with large UPVC double glazed window and views, an extensive range of built in bedroom furniture, a radiator and reading light.

En-Suite:

6'4" x 5'4" (1.94m x 1.63m)

A shower cubicle, W.C., a wash hand basin, a mirrored medicine cabinet, tiled walling, a window, and heated towel rail.

Bedroom Two:

12'2" x 9'0" (3.71m x 2.75m)

Rear aspect with UPVC double glazed window, a radiator, views across the rear gardens.

Bedroom Three:

12'2" x 9'1" (3.72m x 2.79m)

Front aspect with UPVC double glazed window, a radiator and built in wardrobes.

Bedroom Four:

10'7" x 8'11" (3.23m x 2.74m)

Rear aspect with UPVC double glazed window, a radiator, and built in wardrobes.

Bathroom:

8'11" x 6'6" (2.74m x 2.00m)

A white suite comprising of a W.C., a wash hand basin, a bath, a shower cubicle, UPVC double glazed window, tiled flooring, and a radiator.

Garage:

17'9" x 16'11" (5.43m x 5.17m)

Power and lighting, a metal up and over doors, and windows to the side aspect.

Outside:

To the front of the property, one will find a stone boundary wall and gated access to the extensive off-road parking for numerous vehicles. This area leads to the integral double garage, steps up to the entrance door, and steps with laid to lawn sections either side leading to the rear gardens.

Outside lights and taps will be found to the side of the property.

The rear gardens are vast and host well-tended lawns, patio areas, flowering gardens, trees, hedged boundaries, vegetable gardens, polytunnels, and greenhouses. Raised vegetable beds and chicken runs.

Summer House:

With UPVC double glazed doors and windows which overlook the gardens.

Storage Garage:

Up and over door with a separate side entrance, and wooden lean to store room to the left side.

Agent's Note:

The solar panels are owned by the current proprietors and on average they receive £1000 per annum as a feeding tariff. More information will be available upon viewing.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

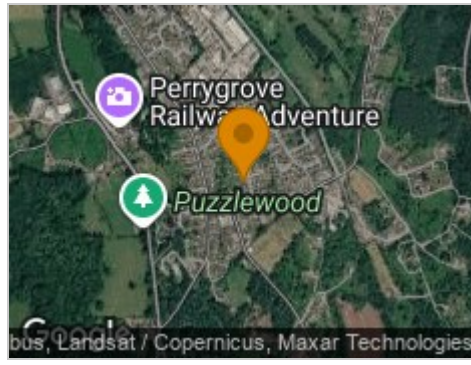
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



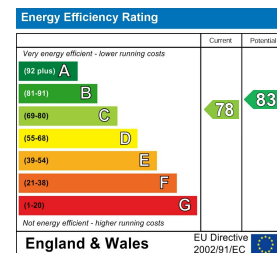
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.