



## Lower Cross

Clearwell, Coleford, Gloucestershire, GL16 8JX

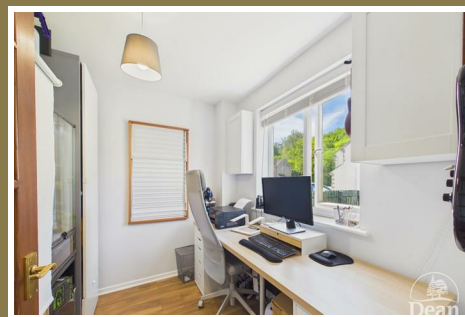
Offers In Excess Of £290,000



A well-presented and thoughtfully laid out home, offering bright and versatile accommodation throughout, complemented by attractive outdoor space.

The property is approached via a private driveway providing off-road parking, with a neatly maintained front lawn and pathway leading to the entrance. Internally, the home offers a welcoming entrance hallway, a spacious lounge with feature fireplace and stairs to the first floor, with double doors opening onto the rear garden creating a bright and inviting living space. The kitchen is well-equipped with fitted units, integrated appliances and ample worktop space, with direct garden access. There is also a useful additional room currently used as a home office. Upstairs, the property benefits from three well-proportioned bedrooms and a modern family bathroom fitted with a bath, wash hand basin and WC. To the rear, the enclosed low-maintenance garden features a generous decked seating area, gravelled section and timber shed, all backing onto greenery for a good degree of privacy and a peaceful outlook.

Clearwell is a highly sought-after village nestled on the edge of the Royal Forest of Dean, renowned for its charm, history and beautiful surroundings. Offering a peaceful, semi-rural lifestyle, the village is steeped in character with its period properties, traditional cottages and the iconic Clearwell Castle at its heart.



Approached via a UPVC double glazed front door into:

#### Entrance Hallway:

7'10" x 3'5" (2.40m x 1.05m)

Door to office, flows into lounge, coat hooks, power & lighting, radiator.

#### Office:

7'6" x 8'0" (2.29m x 2.46m)

Double glazed UPVC window to front aspect, radiator, power & lighting.

#### Lounge:

15'2" x 11'10" (4.63m x 3.61m)

Door to kitchen, feature fireplace, double glazed UPVC French doors to rear garden, stairs to first floor landing, power & lighting, radiator.

#### Kitchen/Dining Room:

16'9" x 7'10" (5.11m x 2.39m)

A range of wall units & base units, electric oven with grill, dual aspect double glazed UPVC window & rear door, electric hob with extractor hood, sunken stainless steel one & a half bowl sink with mixer tap, radiators, space for table and chairs.

#### First Floor Landing:

2'8" x 5'6" (0.82m x 1.70m)

Doors to bedrooms & bathroom, loft access, smoke alarm, lighting.

#### Bedroom One:

11'1" x 8'9" (3.40m x 2.67m)

Double glazed UPVC window to rear aspect, radiator, built in cupboard, power & lighting.

#### Bedroom Two:

8'9" x 7'9" (2.69m x 2.38m)

Dual aspect double glazed UPVC windows, power & lighting, radiator.

#### Bedroom Three:

11'9" x 6'8" (3.59m x 2.04m)

Double glazed UPVC window to front aspect, radiator, airing cupboard, power & lighting.

#### Bathroom:

9'4" x 4'9" (2.86m x 1.46m)

Frosted UPVC double glazed window, W.C., hand wash basin with storage & mirror above, heated towel rail, panelled bath, lighting, extractor fan.

#### Outside:

To the front, the property benefits from a neatly laid lawn with a pathway leading to the entrance, creating a welcoming approach. There is also a private driveway providing off-road parking. The boundaries are defined with fencing and low-level walling, adding to the overall kerb appeal.

To the rear, the garden has been thoughtfully designed for ease of upkeep and entertaining, featuring a generous raised decked seating area—perfect for outdoor dining and relaxing. This is

complemented by a gravelled section providing additional usable space, along with a useful timber storage shed with power. The garden is enclosed by fencing and backs onto greenery, offering a pleasant outlook with a stream at the bottom of the garden and a good degree of privacy.

Overall, the outside space offers a great balance of practicality and enjoyment, with minimal maintenance required and versatile areas for both relaxing and entertaining.



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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



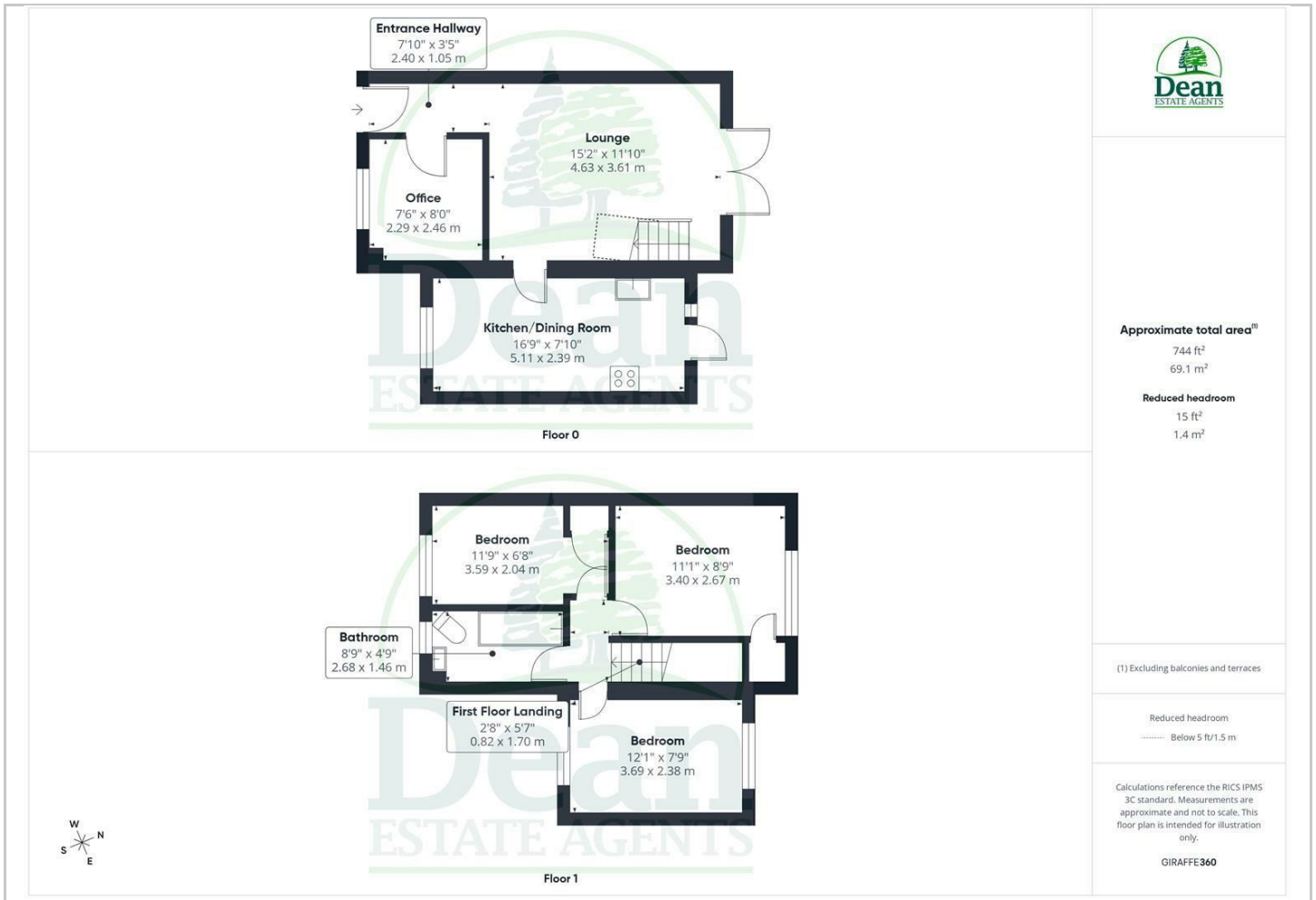
## Hybrid Map



## Terrain Map



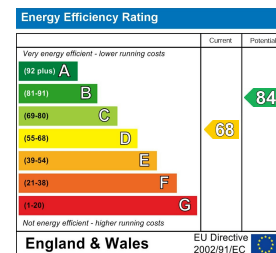
## Floor Plan



## 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



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