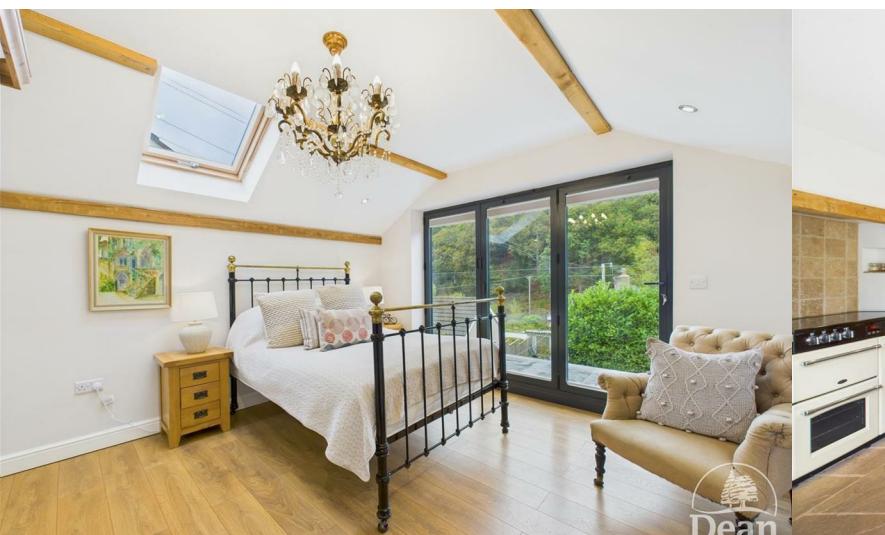




## Woolleigh, Main Road

Pillowell, Gloucestershire, GL15 4QY

Offers Over £400,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*MUST BE VIEWED\*\*\* Dean Estate Agents are delighted to present this beautifully extended and thoughtfully improved character cottage, offering a superb blend of charm and modern family living. The current owners have created an impressive two-storey extension which now provides a spacious master bedroom with far-reaching views, along with a contemporary kitchen/dining room – both enjoying bi-folding doors that draw in plenty of natural light and open directly onto the rear garden.

The cosy living room provides a warm and welcoming space, centred around a feature wood burner – perfect for relaxing evenings. The accommodation is further complemented by two additional bedrooms on the top floor and two well-appointed family bathrooms, making this an ideal home for families or those who enjoy entertaining.

Outside, the property benefits from a private, enclosed rear garden with a patio area for outdoor dining, a lawned section, mature shrubs and useful outbuildings offering excellent storage and flexibility. This is a truly delightful home that combines modern comforts with characterful charm.

Wooldeigh is situated in the sought-after village of Pillowell, surrounded by woodland and countryside, and well known for its popular primary school and an excellent variety of walks. The nearby village of Yorkley offers further amenities including a doctor's surgery, community hall, convenience store, post office, primary school and a public house. Lydney is only a short drive away and provides a wider range of facilities to include supermarkets, a secondary school, independent shops and cafés, a library and a selection of takeaways.



Approached via a composite front door with frosted window into:

#### Lounge:

11'0" x 10'10" (3.37m x 3.31m)

Double panelled radiator, wood burner with stone surround, triple glazed UPVC window to front aspect, power & lighting, step up to:

#### First Floor Landing:

8'10" x 2'11" (2.70m x 0.89m)

Stairs up to second floor, stairs down to ground floor, doors to bathroom & bedroom one, power & lighting.

#### Family Bathroom:

8'9" x 5'7" (2.69m x 1.72m)

Bath tub, W.C., hand wash basin with storage below, heated towel rail, extractor fan, lighting.

#### Bedroom One:

12'3" x 11'11" (3.75m x 3.64m)

Bi-folding doors, double panelled radiator, velux window, power & lighting.

#### Second Floor Landing:

8'11" x 5'0" (2.72m x 1.54m)

Doors to bedrooms three & two, power & lighting.

#### Bedroom Two:

11'0" x 10'2" (3.37m x 3.10m)

Triple glazed UPVC window to front aspect, built in wardrobes, power & lighting, radiator.

#### Bedroom Three:

9'0" x 6'9" (2.75m x 2.08m)

Double panelled radiator, power & lighting, triple glazed UPVC window to rear aspect.

## Ground Floor Hallway:

8'3" x 5'9" (2.54m x 1.77m)

Double panelled radiator, power & lighting, door to utility room & kitchen/dining room.

## Kitchen/Dining Room:

16'2" x 15'10" (4.93m x 4.84m)

A range of eye level and base units, integrated fridge/freezer, integrated dishwasher, Rangemaster with extractor fan, one and a half sink with integrated drainer unit and Bristan taps, kitchen island with storage & space for stools, power & lighting, feature wall with exposed stone, space for dining room table, Bi-folding doors into the rear garden, UPVC door to front parking.

## Utility/Shower Room:

8'2" x 5'5" (2.51m x 1.66m)

Heated towel rail, frosted UPVC triple glazed windows, power & lighting, space & plumbing for washing machine, boiler, W.C., shower cubicle.

## Outside:

As you approach the garden via the bi-folding doors you are met with a large patio area overlooking the rest of the garden. Beyond this is a small laid to lawn area surrounded by mature shrubs. There is a large hedge in the middle of the garden separating the patio to the other half of the garden where you'll find a large storage shed, raised beds, greenhouse and the oil tank. There is side access to the front parking, water tap and power.



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 Property - 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.

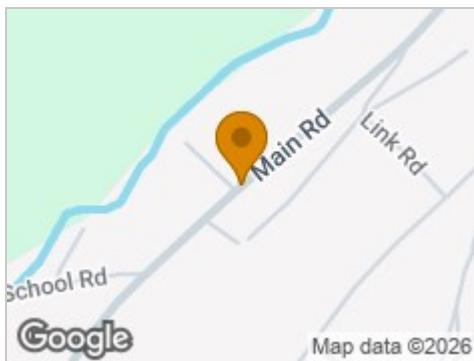
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



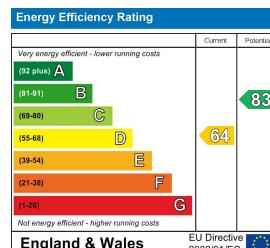
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.