



Touchwood, Woodland Road Christchurch, Coleford, Gloucestershire, GL16 7NR

£365,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this four bedroom, detached house situated in the sought after location of Christchurch.

The family home has adjoining woodland with a double garage and off-road parking. The accommodation comprises of a sizable lounge/diner, a storage filled kitchen, a downstairs shower room, three bedrooms and a family bathroom upstairs. There is a further bedroom downstairs which could be used as another reception room.

Ross-on-Wye and Monmouth town are within a 30-minute drive.

Berry Hill has many amenities including two convenience stores, a public house, a pharmacy and schools.

VIEWING HIGHLY RECOMMENDED.



Approached via door into:

Entrance Porch:

With windows and tiled flooring, exposed stone wall and door to the entrance Hall.

Entrance Hallway:

With exposed stone wall, a radiator, stairs to the first floor floor, tiled flooring, access to loft space and doors to the ground floor bedroom and lounge.

Ground Floor Bedroom Four:

Ground floor with a radiator and window to the front aspect.

Lounge:

Rear aspect with sliding double glazed doors to the gardens, a wood burner with stone surround, tiled flooring, recess ceiling lights, a radiator.

Dining Room:

With a double panelled radiator, under stairs cupboard and tiled flooring.

Inner Hallway:

With window, tiled flooring and doors to the kitchen and a shower/utility room.

Shower/Utility Room:

A ground floor with shower cubicle, tiled flooring, window, plumbing for an automatic washing machine, a sink unit with cupboard beneath, heated towel rail and W.C.

Kitchen:

Fitted kitchen comprising of base units with drawers, wall cupboards, one and a half bowl sink unit with a flexi hose tap, five ring gas hob, tiled flooring, an integrated electric oven, window to side aspect, ceiling track spot lighting, door to the rear lobby, plumbing for a dishwasher.

Rear Porch:

Door to the kitchen.

First Floor Landing:

Access to loft space, double power point and window to side.

Bedroom One:

Front aspect window, a radiator and built in cupboard. Views to the local church and green areas.

Bedroom Two:

Rear aspect window looking into woodland, a radiator and built in cupboard.

Bedroom Three:

Rear aspect with woodland views via twin windows, a radiator and wall shelving, built in wardrobes and cupboard.

Bathroom:

With a bath, a shower over the bath with glass screen, sink unit, airing cupboard, tiled walling, an

extractor fan, recess ceiling lights, window to front, heated towel rail, wall cupboard with mirror.

Outside:

To the front one will find gravelled gardens with shrubs, a pathway leading to the entrance porch benefiting from an outside light. To the left side one will find a path with gate leading to the rear gardens.

The rear gardens are extremely private and enclosed comprising of a covered seating area to

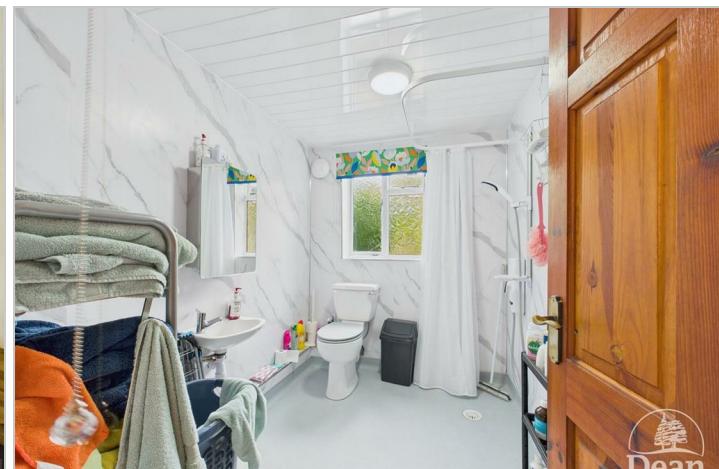
the immediate rear of the house, outside lighting, side path with gate to the front, hedged boundaries, patio areas, a vegetable plot, greenhouse, lawns, gate to woodlands, part fenced.

Outbuilding:

With power and lighting, cloakroom and window to side. Ideal for office use.

Double Garage:

15ft x 15ft approximately. Access via Forestry Commission land to the rear.



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Road Map



Hybrid Map



Terrain Map



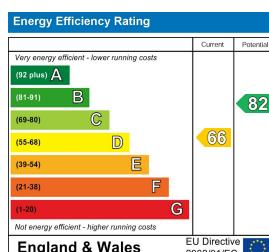
Floor Plan



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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