



Crossways

Coleford, Gloucestershire, GL16 8QP

£400,000



VIRTUAL TOUR AVAILABLEDean Estate Agents are excited to bring to the market this delightful characterful cottage combining rural tranquility with everyday convenience. A practical entrance hallway leads into a characterful country-style kitchen featuring an eye-catching blue Rayburn set within a stone fireplace, a dining area overlooking the garden, and a useful walk-in pantry. The spacious yet cosy lounge is centered around a stone fireplace with gas fire and exposed beams, with large windows bringing in plenty of natural light and leafy views. Further benefits include a separate utility area attached to the kitchen, leading to a shower room, a handy boot room, a downstairs cloakroom and a dedicated home office. Upstairs offers two bright double bedrooms: a peaceful main bedroom with built-in wardrobes, and a versatile second double with built-in storage and a large window.

Outside, the property is set on a plot approaching quarter of an acre and enjoys ample off-road parking, a generous double garage with excellent storage/workshop potential plus a beautifully enclosed garden with patio seating, expansive lawn, vegetable patch and a wildlife pond to the bottom of the garden, all set within a picturesque countryside position.

Coleford is a popular market town set in the heart of the Forest of Dean, well placed for both countryside living and everyday amenities. The town centre offers a good range of shops, cafés and services, while the surrounding area is renowned for woodland walks, cycling routes and well-known local attractions including Puzzlewood and Clearwell Caves, along with easy access towards the Wye Valley. Coleford is served by regular bus links including services to Gloucester and the surrounding Forest communities, as well as connections towards Monmouth.



Approached via UPVC double glazed front door into:

Entrance Hallway:

12'4" x 3'6" (3.78m x 1.07m)

Stone walling, three windows to front & side aspects, two double panelled radiators, stairs to first floor landing, doors to lounge & kitchen/dining room, power & lighting.

Lounge:

23'9" x 9'7" (7.25m x 2.94m)

Feature stone fireplace with gas fire, wooden beams, double panelled radiator, three windows to front & side aspects, power & lighting.

Kitchen/Dining Room:

10'11" x 9'10" (3.35m x 3.01m)

A range of base units & drawers, worktop, one and a half stainless steel sink with drainer, blue Rayburn with stone fireplace, free-standing cooker, tiled flooring, tiled walls, power & lighting, windows to front and rear aspects, door to pantry, hallway leading to utility room.

Pantry:

9'2" x 3'6" (2.80m x 1.09m)

Window to rear aspect, shelving, lighting, tiled flooring.

Utility Room:

6'11" x 5'4" (2.11m x 1.65m)

Space & plumbing for washing machine, worktop, storage cupboards, window to side aspect, door to shower room, tiled splashbacks, tiled flooring, power & lighting, loft access, door to boot room.

Shower Room:

6'10" x 4'8" (2.09m x 1.43m)

Shower cubicle, W.C., wash hand basin, frosted window to front aspect, extractor fan, tiled walls, tiled flooring, spotlights.

Boot Room:

9'10" x 9'9" (3.00m x 2.98m)

UPVC double glazed rear door leading to driveway & double garage, tiled flooring, storage cupboards, velux window, power & lighting, window to side aspect, door to office and door to cloakroom.

Office:

9'9" x 6'3" (2.99m x 1.92m)

UPVC double glazed French doors to the rear garden, wooden panelling, window to rear aspect, power & lighting.

Cloakroom:

4'10" x 3'6" (1.49m x 1.09m)

W.C., wash hand basin, tiled splashbacks, frosted window to rear aspect, lighting.

First Floor Landing:

3'4" x 3'0" (1.02m x 0.93m)

Window to rear aspect, lighting, doors to both bedrooms.

Bedroom One:

10'1" x 10'1" (3.09m x 3.08m)

Loft access, wooden built in wardrobes, two windows to front aspect, single panelled radiator, power & lighting.

Bedroom Two:

11'6" x 10'2" (3.53m x 3.10m)

Window to front aspect, window to rear aspect, two single panelled radiators, power & lighting, loft access.

Double Garage:

22'11" x 19'0" (6.99m x 5.81m)

Power & lighting, door to storage room measuring 6.93m x 1.36m.

Outside:

The property enjoys generous off-road parking for multiple vehicles, complemented by a substantial double garage offering secure parking and excellent storage—ideal for classic car enthusiasts, outdoor gear, or hobby space. The garage also lends itself well to alternative uses such as a workshop or home gym, subject to requirements. Outside, a patio provides an ideal spot for summer entertaining, while the expansive lawn offers plenty of scope for planting, relaxing, or continuing with the existing vegetable patch. Set against a backdrop of attractive countryside views, the garden feels wonderfully peaceful and includes a wildlife pond at the far end, enhancing the home's connection to nature.



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 an expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

1506 ft²
139.9 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

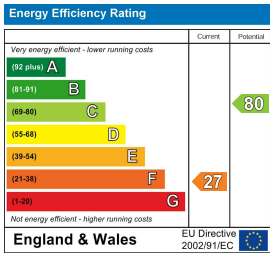
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

