



10 Wellmeadow

Staunton, GL16 8PQ

£525,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to bring to the market this impressive four-bedroom detached home, located in the highly sought-after village of Staunton. Offering generous and versatile accommodation, it is ideally suited to modern family living.

The ground floor comprises a spacious lounge, separate dining room, kitchen, utility room and a convenient cloakroom. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a principal bedroom with its own en-suite. Externally, the property enjoys a level, enclosed lawned garden with direct access into the adjoining woodland, along with a driveway providing off-road parking for two to three vehicles.

Staunton is a sought-after Forest of Dean village on the north-west edge of the district, enjoying a wonderfully rural setting close to the England–Wales border. Well placed for day-to-day convenience, the village sits between Coleford and Monmouth, with straightforward road access via the A4136—ideal for commuting, schooling and shopping, while still feeling pleasantly tucked away. Surrounded by beautiful countryside and woodland, Staunton is particularly popular with walkers and outdoor enthusiasts, with a network of local routes and landmarks in the area—perfect for weekend adventures and dog walks.



Approached via a composite front door into:

Entrance Hallway:

8'6 x 13'7 (2.59m x 4.14m)

Double panelled radiator, stairs to first floor landing, doors to lounge, dining room, kitchen & cloakroom, power & lighting.

Cloakroom:

Hand wash basin with storage below, W.C., double panelled radiator, double glazed frosted window, lighting.

Lounge:

12'10 x 23'9 (3.91m x 7.24m)

Two double panelled radiator, dual aspect windows, feature fireplace with stone surround, TV point, power & lighting.

Dining Room:

8'10 x 16'9 (2.69m x 5.11m)

Double panelled radiator, double glazed composite window to front aspect, power & lighting.

Kitchen:

11'10 x 9'10 (3.61m x 3.00m)

A range of eye level and base units, space for fridge/freezer, one and a half sink with mixer tap and drainer unit, space for cooker, double glazed composite window to rear aspect, power & lighting, arch way to utility room.

Utility Room:

4'10 x 7'8 (1.47m x 2.34m)

Built in storage cupboard, space & plumbing for washing machine, space for dishwasher, boiler, sink, double glazed composite window to rear aspect, door to rear garden.

First Floor Landing:

10'4 x 9'0 (3.15m x 2.74m)

Smoke alarm, loft access, power & lighting.

Bedroom One:

9'6 x 16'4 (2.90m x 4.98m)

Double glazed composite window to front aspect, door to en-suite, double panelled radiator.

En-Suite:

6'9 x 4'6 (2.06m x 1.37m)

W.C., hand wash basin with storage below, double glazed frosted composite window, shaver point.

Bedroom Two:

13'3 x 9'2 (4.04m x 2.79m)

Double glazed wooden window to rear aspect, power & lighting, built in wardrobes, double panelled radiator.

Bedroom Three:

10'0 x 12'3 (3.05m x 3.73m)

Double glazed composite window to front aspect, power & lighting, built in wardrobes, double panelled radiator.

Bedroom Four:

9'6 x 7'2 (2.90m x 2.18m)

Double glazed wooden windows to rear aspect, power & lighting.

Bathroom:

6'10 x 7'4 (2.08m x 2.24m)

Shower cubicle, hand wash basin with storage below & wall mounted mirror above, W.C., heated towel rail, double glazed wooden frosted window.

Garage:

19'4 x 16'6 (5.89m x 5.03m)

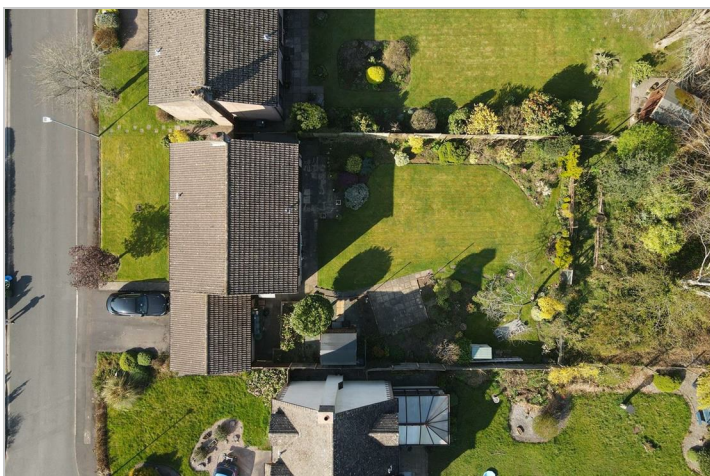
Two up and over doors, power & lighting.

Outside:

The property benefits from a generous, level lawned rear garden with direct access into the adjoining woodland, bordered by mature shrubs for privacy and

greenery. A substantial patio provides the ideal space for outdoor dining and seating, with convenient access into the double garage and side access leading through to the driveway.

To the front, there is off-road parking for two to three vehicles, alongside an attractive lawned garden.



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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



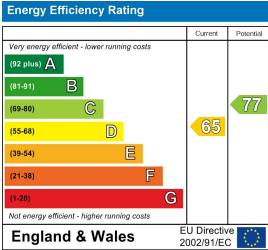
Floor Plan



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



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