



## Crow Ash Road

Berry Hill, Coleford, GL16 7RB

£435,000



A spacious & beautifully maintained detached bungalow, positioned on a generous plot with stunning mature gardens and extensive off road parking. Offering versatile and well-proportioned accommodation throughout, this wonderful home combines comfortable living space with peaceful surroundings, making it ideal for those seeking a tranquil lifestyle.

The accommodation is accessed through an entrance hallway leading to a spacious lounge featuring a charming fireplace & ample room for both relaxing and entertaining. Sliding doors open into the impressive conservatory enjoying delightful views across the beautifully landscaped rear gardens with direct access outdoors. The well appointed kitchen is fitted with a range of modern units providing generous worktop & storage space, while the separate dining room offers an ideal setting for family meals and entertaining guests. The property further benefits from two well-proportioned bedrooms, alongside a spacious family bathroom complete with both a bath & separate shower enclosure. In addition, to the side of the property there is a spacious utility room providing further storage and workspace, leading through to a convenient shower room.

Externally, the property truly excels, boasting expansive and beautifully maintained gardens with manicured lawns, colourful flower beds, ornamental shrubs and mature trees creating a wonderful sense of privacy and tranquillity. A large paved patio provides the perfect outdoor entertaining space, while the detached outbuilding & additional garden areas make this an excellent opportunity for gardening enthusiasts. To the front, a substantial block paved driveway offers parking for multiple vehicles, caravans or motorhomes, with gated access adding further convenience and security.

Berry Hill is a popular village on the edge of the beautiful Forest of Dean, offering a range of local amenities including shops, a primary school, public houses and fantastic woodland walks nearby.



Approached via UPVC double glazed front door into:

Entrance Porch:

8'7" x 2'11" (2.64m x 0.91m)

Door to entrance hallway, tiled flooring, UPVC double glazed windows.

Entrance Hallway:

20'6" x 4'2" (6.27m x 1.29m)

Doors to both bedrooms, lounge, dining room, bathroom & kitchen, storage cupboard, lighting, double panelled radiator.

Lounge:

14'10" x 10'11" (4.53m x 3.33m)

Feature woodburner with wooden mantel & tiled flooring, double panelled radiator, sliding doors to the conservatory, power & lighting.

Conservatory:

15'5" x 13'7" (4.72m x 4.16m)

UPVC double glazed windows, UPVC double glazed French doors, UPVC double glazed rear door, UPVC roof, double panelled radiator, power & lighting.

Dining Room/Additional Bedroom:

11'10" x 9'10" (3.62m x 3.02m)

UPVC double glazed window, double panelled radiator, power & lighting.

Bedroom One:

11'11" x 10'4" (3.65m x 3.16m)

Fitted mirrored wardrobes, UPVC double glazed window, double panelled radiator, power & lighting.

Bedroom Two:

11'10" x 10'10" (3.62m x 3.32m)

UPVC double glazed window, double panelled radiator, power & lighting.

Bathroom:

12'2" x 7'2" (3.72m x 2.20m)

Panelled bath, vanity storage unit with inset wash hand basin & W.C., wall units, shower cubicle, tiled flooring, tiled walls, heated towel rail, double panelled radiator, extractor fan, lighting, UPVC double glazed frosted window.

Kitchen:

16'11" x 8'8" (5.18m x 2.65m)

A range of wall units, base units & drawers, worktops, stainless steel one & a half sink with drainer unit, eye level double oven, gas hob, extractor hood, tiled splashbacks, door to rear porch, two UPVC double glazed windows.

Rear Porch:

3'9" x 3'0" (1.15m x 0.92m)

Lighting, doors to driveway & kitchen.

Tel: 01594 835751

Utility Room:  
20'5" x 6'0" (6.24m x 1.84m)

Space & plumbing for washing machine & tumble dryer, Belfast style sink with mixer tap, power & lighting, UPVC double glazed window, UPVC double glazed frosted window & door to front, door to shower room.

Shower Room:  
11'3" x 2'5" (3.44m x 0.75m)

Shower cubicle, wash hand basin, W.C., tiled walls, UPVC double glazed frosted window, double panelled radiator, lighting.

Outside:

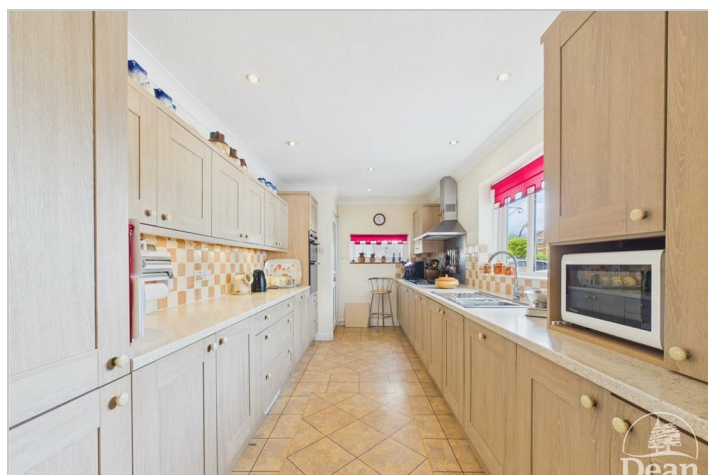
Externally, the property enjoys a generous and beautifully maintained plot, offering an exceptional amount of outdoor space ideal for both relaxing and entertaining. To the front, a substantial block-paved driveway provides ample off-road parking for multiple vehicles, caravans or motorhomes, with gated access adding privacy and security.

To the rear, the gardens are a particular feature of the property,

having been lovingly landscaped with expansive lawns, colourful and well-stocked flower beds, mature shrubs, ornamental trees and a variety of seating areas to enjoy the peaceful surroundings. A large paved patio provides the perfect space for outdoor dining and entertaining, whilst the attractive planting creates a wonderful sense of privacy throughout. In addition, there is a useful greenhouse, detached outbuilding/workshop and further garden storage areas, making this a fantastic outdoor space for keen gardeners or those seeking a tranquil setting.

Outbuilding:  
14'8" x 7'8" (4.49m x 2.35m)

Windows, lighting.



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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

**Floor 0 Building 1**

**Approximate total area<sup>(1)</sup>**  
1432 ft<sup>2</sup>  
133 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE 360**

**Floor 0 Building 2**

## 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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