



3 THE ORCHARD

STAUNTON | COLEFORD | GLOUCESTERSHIRE

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3 THE ORCHARD IS A STANDOUT MODERN FAMILY HOME TUCKED AWAY AMONGST A SMALL CLUSTER OF JUST 3 SIMILAR PROPERTIES AT THE REAR OF AN EXCLUSIVE CUL-DE-SAC IN THE VILLAGE OF STAUNTON. IT HAS AN OPEN-PLAN KITCHEN/DINER, AN EXCEPTIONALLY GENEROUS MASTER BEDROOM, THREE FURTHER DOUBLE BEDROOMS AND FOUR BATHROOMS. THE CAREFULLY CHOSEN DÉCOR GIVES THE PROPERTY A CALM AND TRANQUIL FEEL INSIDE AND OUT. THIS PROPERTY WOULD SUIT THOSE LOOKING FOR A MODERN FAMILY HOME WITH SUPERIOR FINISHING TOUCHES.

- Attractive, high specification modern family home in the centre of a highly desirable village •
- Eco friendly air source heat pump and underfloor heating to the ground floor and bathrooms •
 - Immaculately presented and light and airy throughout •
- Located at the rear of a small cul-de-sac that has just three other similar properties •
 - Four double bedrooms and four bathrooms •
 - Superb master bedroom with en-suite shower room and quadruple 'his and hers' wardrobes •
- Bi-fold doors from both the kitchen and sitting room opening out to a tranquil, well-manicured, landscaped garden •
 - Double garage with internal door into the entrance hall and off-road parking •
 - NHBC warranty with 7 years remaining •
- Within walking distance of a village pub and restaurant •

Coleford 1.8 miles • Monmouth 6.5 miles • Chepstow 14.7 miles
Gloucester 19.7 miles • Cheltenham 27.3 miles • Bristol 32.4 miles
London 132.21 miles • Bristol Airport 40.3 miles • Cardiff Airport 56.2 miles
Birmingham Airport 77.2 miles • Lydney Train Station 9.8 miles
Chepstow Train Station 14.8 miles • Gloucester Train Station 19.7 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Staunton is a small village on the edge of the Forest of Dean and Wye Valley. Within walking distance of 3 The Orchard is All Saints Church, an Antique Shop called Pretty Old and Interesting and a country pub. The White Horse Inn has a restaurant, bar, a large beer garden and welcomes children and dogs. There are several primary schools to choose from in the area along with secondary education at Five Acres High School.

Within a short drive of the property are many attractions to include Studio Cinema Coleford, Clearwell Caves, Goodrich Castle, Go Ape, Perrygrove Railway, Beechenhurst Lodge, Littledean Jail and Puzzlewood. Puzzlewood has 14 acres of ancient woodland making it a popular film location. Star Wars and Game of Thrones have been filmed there. There are many walking, running and cycling trails throughout the area along with Bells Hotel & Country Club with 18 hole golf course. Golf is also available at Forest Hills Golf Club.

There are good connections to the main road network with the historic border town of Monmouth being just over 6 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley. The Brecon Beacons National Park is located to the North of Abergavenny and Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

3 The Orchard is a superb modern family home tucked away to the rear of a small cul-de-sac of just four similar properties within a village location.

The overall design and build of 3 The Orchard is superior to many standard new build homes within the area. It includes high specification finishes such as designer sash windows, bi-fold doors and underfloor heating to the ground floor and the bathrooms.

The entrance hall is welcoming and spacious with plenty of space within the under stairs cupboard or cloakroom to store coats and shoes. A door from the entrance hall opens into the kitchen/diner.





The open-plan kitchen/diner has a stone coloured Symphony fully fitted kitchen. Integral Neff appliances include a double oven, electric hob and extractor fan. There is also an integral dishwasher, microwave and fridge freezer. Positioned under the window is a stainless steel one and a half sink and drainer with mixer tap.

There is space to install a central island if required and this still leaves room for a family sized table beautifully positioned in front of bi-fold doors that open out to the rear garden. To the rear of the kitchen is a utility room housing the Daikin boiler. There is space for a washing machine and a door opens out to the side of the property.

The sitting room has a homely feel with a woodburning stove and pretty décor. This theme continues throughout the property and gives it a calm and tranquil feel. Bi-fold doors from the sitting room open out to the rear garden.

The staircase in the entrance hall leads up to the galleried first floor landing. There are four double bedrooms on the first floor but the master bedroom has the 'wow' factor. It is an extremely spacious room with an en-suite shower room and quadruple 'his and hers' wardrobes. The master bedroom overlooks the front of the property.

The two bedrooms overlooking the rear garden both have en-suite shower rooms and fitted wardrobes. The fourth bedroom is a good size and is currently used as a study.

The family bathroom has a double shower cubicle with sliding glass door, a grey vanity unit with wash hand basin, a close coupled w.c and a separate bath. There is a family sized heated towel rail and a window to the rear aspect.

OUTSIDE

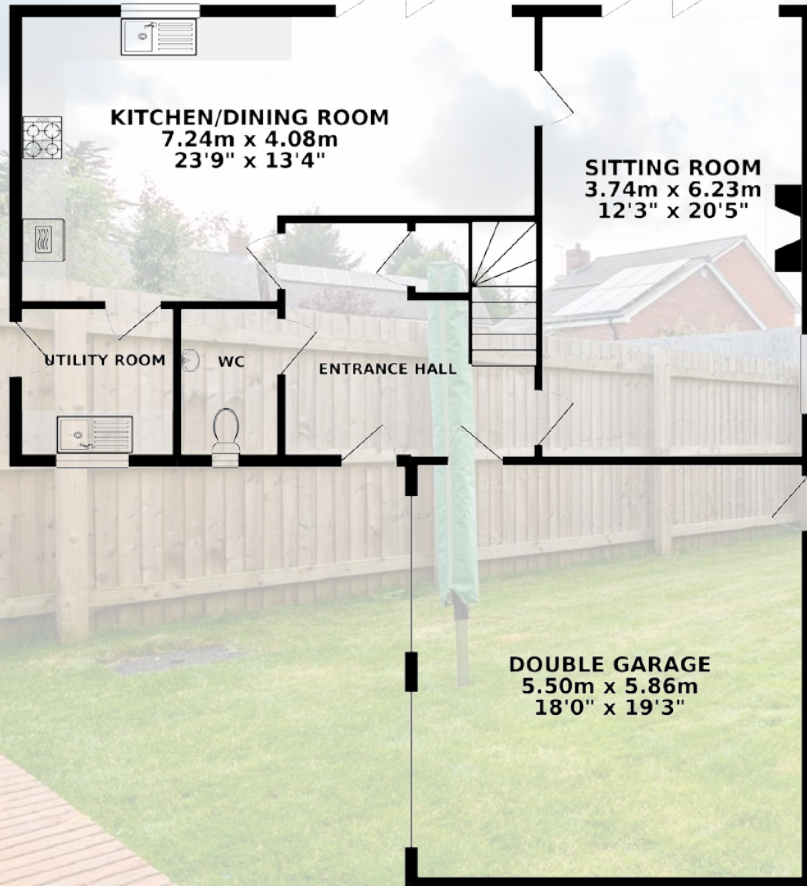
Outside, the property is tucked away at the rear of the cul-de-sac set back from the road but within walking distance of the local public house. It has off-road parking and a generous double garage with one electric and one standard up and over door. A door to the rear of the garage provides access to the side garden.

The rear garden can be accessed from both sides of the property via pedestrian gates. There is a small lawn hidden behind the garage which is currently a blank canvas. It could be utilised as a space for a vegetable produce area.

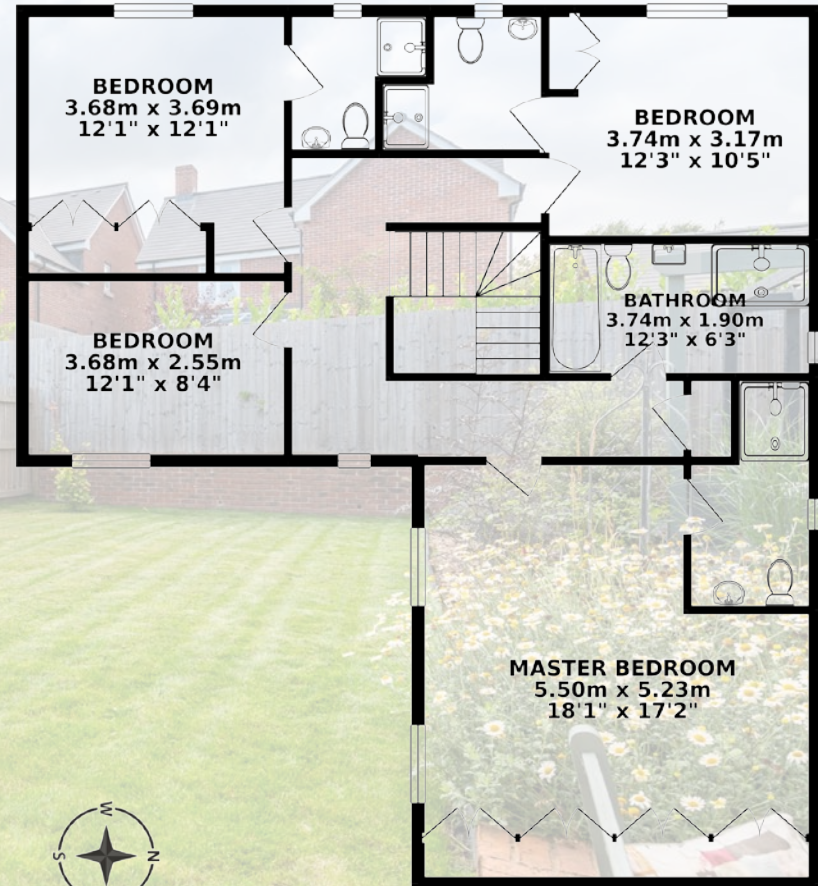
The rear garden is well-manicured and has been carefully landscaped to create a lawn and a well-stocked, tranquil seating area. A decked pathway meanders through an assortment of grasses, shrubs, and flowers, past a miniature wildlife pond to a seating area underneath a pergola.

FLOORPLAN

GROUND FLOOR 100.69 sq. m.
(1083.77 sq. ft.)



1ST FLOOR 100.69 sq. m.
(1083.85 sq. ft.)



TOTAL FLOOR AREA : 201.38 sq. m. (2167.61 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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There is a patio suitable for al fresco dining that wraps around the side of the property where the air source heat pump can be found. This property has a calm and relaxing ambience both inside and out.

KEY INFORMATION

Services: Mains electricity and water, air source heat pump and mains drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: F

Local Authority: Forest of Dean District Council. Telephone 01594 810000

Viewings: Strictly by appointment with the selling agents

Directions: From Coleford: From the crossroads and traffic lights in the centre of Coleford proceed along Bank Street passing Beale Garage on the left. Continue on the B4228 Staunton Road. At the T junction turn left onto the A4136 towards Monmouth. Enter the village of Staunton passing All Saints Church on the right. The entrance to The Orchard can be found directly opposite The White Horse public house.

From Monmouth: At the traffic lights on the A40 turn left and cross the Wye Bridge. Continue over both roundabouts staying on the A4136 up the hill and all the way to Staunton. Enter the village of Staunton where the entrance to The Orchard can be found directly opposite The White Horse public house.

Postcode: GL16 8RY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Particulars prepared August 2019.