



Orchard Cottage Maze Walk, Christchurch Coleford, Gloucestershire GL16 7AW

A spacious and versatile detached family home with four bedrooms and three bathrooms. Alongside the main house is a beautifully presented detached, two storey one bedroom annexe.

- Superb detached annexe • Spacious and versatile accommodation •
- Total plot of approximately half an acre • Ground floor bedroom / hobby room •
- Within walking distance of a shop and Public House •
- Close to the local Primary School •



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Orchard Cottage

Maze Walk, Christchurch, Coleford, Gloucestershire GL16 7AW

Orchard Cottage is a spacious and versatile detached family home having an enviable position in a semi-rural location yet within walking distance of local amenities. The property boasts four double bedrooms and three bathrooms plus a superb, beautifully presented detached annexe.

Location & Situation

There are good connections to the main road network with the historic border town of Monmouth being just over 6.6 miles away and Chepstow and the Severn Bridge being approximately 14.5 miles away.

Within walking distance of Orchard Cottage is a Public House, Post Office and Stores, and a local Primary School. Five acres High School is a short drive away and Gloucestershire College has a campus in Cinderford.

There is an abundance of leisure and tourist facilities in The Forest of Dean to include Puzzlewood, Go Ape, Dean Heritage Centre, Beechenhurst and many walking, running and cycling trails.

Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the 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.

Approximate distances from Orchard Cottage

- Coleford 1.9 miles
- Monmouth 6.6 miles
- Chepstow 14.5 miles
- Gloucester 19.7 miles
- Cheltenham 27.1 miles
- Bristol 32.4 miles
- Bath 41.3 miles
- Bristol Airport 42.1 miles
- Cardiff Airport 56.1 miles
- Birmingham Airport 78.8 miles
- Lydney Train Station 9.9 miles
- Chepstow Train Station 14.8 miles
- Gloucester Train Station 19.7 miles



Orchard Cottage Residence

Step inside Orchard Cottage, an extremely versatile property with a welcoming entrance hall. The main house is well-proportioned with most of the rooms being of a good size.

A cream country cottage style kitchen and breakfast room can be found at the end of the hallway. It has a one and a half stainless steel sink with drainer, space for a Range style cooker with extractor fan above, fridge and freezer. Fitted items include a dishwasher, plate racks and sliding wicker basket drawers. There is space for a table in the centre of the kitchen where pleasant views to the outdoor al fresco dining area can be appreciated. Tucked behind a door at the end of the kitchen is a useful pantry. A utility room near the kitchen has an external door providing side access to the property.

The dining room is accessed via internal glazed doors from the kitchen and entrance hall. It also benefits from having external glass doors that let in ample light and allow for views of the garden.

The lounge has a brick fireplace with a woodburning stove on a slate hearth. To the rear of the lounge is a UPVC conservatory with floor to ceiling windows and a polycarbonate roof. A door from here opens out to the rear garden.

There are three further rooms on the ground floor, a study, bedroom/hobby room and a shower room. The study has a window overlooking the rear garden. The bedroom/hobby room is a bright space as it has two windows and French doors that open out to the rear garden.



The downstairs shower room has a shower cubicle, wash hand basin and vanity unit and a w.c.

From the main entrance hall stairs lead to the first floor landing. There is a handy cupboard for storage under the stairs.

The landing has a storage cupboard and an airing cupboard. There are three double bedrooms and a family bathroom on the first floor.

The master bedroom has a range of fitted bedroom furniture to include wardrobes, bedside cabinets, dressing table and chests of drawers. In addition, there is a further storage cupboard over the stairs. The en-suite shower room is tiled from floor to ceiling and has a shower with a glass screen, w.c., and pedestal wash hand basin.

There are two further double bedrooms on the first floor. The second bedroom is neutrally decorated and has a window overlooking the side of the property. The third bedroom is light and airy and has dual aspect windows.

The Annexe

Detached from the main house is a beautifully presented, two storey, one bedroom annexe.

It has an open-plan living area on the ground floor as well as a utility room with Worcester boiler and a cloakroom hidden under the stairs.



The kitchen has a range of white cupboards, a porcelain sink and drainer, integral fridge freezer, dishwasher and space for a cooker. A central island provides further storage and a place to eat at the breakfast bar. The main living area has French doors and a single door forming a wall of glass that allows light to flood into the room. A gas stove sits proudly in the corner of the room.

Upstairs there is a double bedroom with plenty of storage in the eaves. The en-suite shower room is accessed via a latch door.

Outside

Gates open onto a gravel driveway that leads to an off-road parking area for several vehicles. There is a patio outside of the kitchen and dining room ideal for al fresco dining during the summer months. A Wisteria covered pergola provides some shade. The rest of the garden is mainly laid to lawn with a further 'secret garden' hidden behind a laurel hedge. There are apple and pear fruit trees and a beautiful Japanese Maple in the centre of the lawn. An aluminium garage/storage facility will be left at the property along with several timber sheds.



Services

Orchard Cottage benefits from mains water, mains electric, oil fired central heating and mains drainage.

Fixtures & Fittings

All fixtures and fittings at Orchard Cottage are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Forest of Dean District Council: Telephone 01594 810000

Council Tax Band: E

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

Viewings

Strictly by appointment with Powells – 01600 714140.

Sale Method

The Property is offered for sale by Private Treaty.

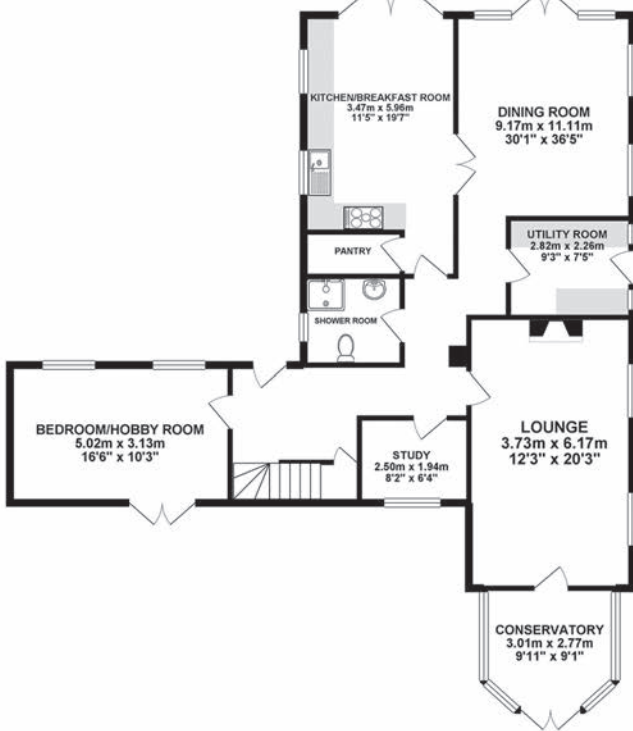


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Floorplans

GROUND FLOOR 119.36 sq. m.
(1284.83 sq. ft.)



TOTAL FLOOR AREA : 175.11 sq. m. (1884.83 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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1ST FLOOR 55.74 sq. m. (600.01 sq. ft.)

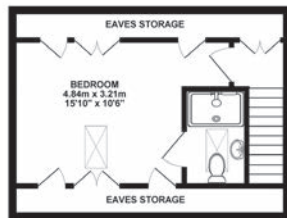


Annexe

GROUND FLOOR 38.89 sq. m.
(418.60 sq. ft.)



1ST FLOOR 27.56 sq. m.
(296.01 sq. ft.)



EPC

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	52	64
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Directions

At the traffic lights in Coleford turn left into Bank Street, continue for a short distance taking the turning right signposted Berry Hill. Proceed up the hill and continue straight over the crossroads into Grove Road, keep going then turn right into Park Road and then left into Maze Walk, the road bends sharply to the right where the property can be found on the left.



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