



Cyril Hart Way

Mile End, Coleford, Gloucestershire, GL16 7SA

£525,000



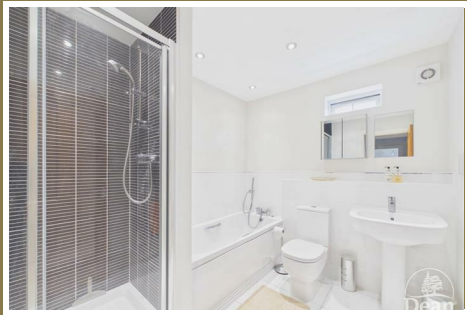
A rarely available & substantial six bedroom detached family home, occupying a superb position within the highly sought after Cyril Hart Way in Mile End. Arranged over three floors, this impressive property offers exceptionally spacious & versatile accommodation, complemented by wonderful open views across the adjoining golf course & surrounding countryside.

The ground floor provides excellent family living space, comprising a generous lounge with access through to the conservatory, a separate dining room, well-appointed kitchen, useful utility room & cloakroom. The conservatory is positioned to take full advantage of the outlook, creating a fantastic place to relax while enjoying views across the garden & beyond.

Across the upper floors are six well proportioned bedrooms & two bathrooms, providing plenty of flexibility for larger families, guests or those requiring home office space. A particular highlight is the impressive master bedroom, which benefits from its own private balcony, where the elevated position provides far-reaching views directly across the golf course and surrounding countryside.

Outside, the property continues to impress with a generous rear garden backing onto the golf course, providing an attractive open aspect rarely found in a modern residential development. To the front is a substantial block-paved driveway providing off road parking for several vehicles, together with an unusually large integral garage offering excellent parking, storage or workshop space.

With its six bedrooms, three-storey accommodation, substantial garage, private balcony & exceptional golf course views, this is a distinctive family home in a particularly desirable position & viewing is highly recommended to fully appreciate the space, setting and outlook on offer.



Approached via a partially glazed UPVC door into:

Entrance Hallway:

8'11" x 6'4" (2.72m x 1.94m)

A spacious entrance hallway features stairs rising to the first floor landing, radiator, power & lighting, alarm system. There is also useful understairs storage, currently fitted with hanging and shelving options, together with a cupboard housing the Worcester boiler. Doors to cloakroom, lounge & kitchen.

Cloakroom:

6'1" x 5'4" (1.86m x 1.65m)

Front aspect UPVC frosted double glazed window, close coupled W.C., wash hand basin with mixer tap over, radiator, partially tiled walls, tiled flooring.

Lounge:

19'3" x 15'4" (5.89m x 4.69m)

A large & impressive reception room featuring two rear aspect UPVC double glazed patio doors providing access into the conservatory. The lounge further benefits from a feature electric fireplace, wall lighting, radiator, TV point, power & lighting.

Conservatory:

16'1" x 7'5" (4.91m x 2.27m)

A fantastic additional reception space enjoying rear & side aspect UPVC double glazed windows & a glass roof, providing far-reaching views across the golf course & surrounding countryside. There is also a rear aspect sliding door providing access onto the patio, together with tiled flooring.

Inner Hallway:

8'1" x 6'1" (2.48m x 1.87m)

A useful connecting space providing access between the kitchen, lounge, dining room & utility room. There is a large understairs cupboard currently utilised as a pantry.

Dining Room:

14'9" x 9'10" (4.50m x 3.00m)

A well proportioned dining room with rear aspect UPVC double glazed window & side aspect UPVC double glazed patio doors providing access into the conservatory. Further benefits include radiator, power & lighting.

Kitchen:

15'11" x 11'6" (4.87m x 3.52m)

A generous kitchen featuring a front aspect bay-fronted UPVC double glazed window & a range of wall units, drawers & base units. The kitchen incorporates a Rangemaster cooker with extractor fan over, integrated fridge/freezer, built-in dishwasher, one & a half bowl sink unit with drainer & mixer tap over, inset ceiling spotlights, radiator & power.

Utility Room:

7'10" x 6'1" (2.40m x 1.87m)

A range of wall units & base units, space & plumbing for washing machine & tumble dryer, sink unit with mixer tap over, radiator, extractor fan. A door provides access into the garage.

First Floor Landing:

17'3" x 6'3" (5.28m x 1.93m)

A spacious first floor landing featuring a front aspect UPVC double glazed window, radiator, power & lighting. There is also a large storage cupboard housing the hot water cylinder. Stairs rise to the second floor landing.

Bedroom One:

15'10" x 10'4" (4.85m x 3.16m)

A stunning master bedroom featuring rear aspect patio doors providing direct access onto the private balcony. The bedroom benefits from a large built-in wardrobe with hanging and shelving options, radiator, power & lighting, TV point, door to en-suite.

En-Suite:

Rear aspect UPVC frosted double glazed window, fully tiled walk-in double shower with mains shower over, close coupled W.C., wash hand basin with mixer tap over, heated towel rail, inset ceiling spotlights, extractor fan, shaver point.

Balcony:

17'7" x 4'9" (5.36m x 1.45m)

Accessed directly from the master bedroom, this impressive private balcony features wooden decking & a glass balustrade. The balcony benefits from power & provides stunning far-reaching views across the golf course & surrounding countryside creating an exceptional outdoor space.

Bedroom Four:

9'8" x 9'7" (2.97m x 2.93m)

A generous bedroom featuring two front aspect UPVC double glazed windows, radiator, power & lighting, built-in wardrobes with hanging and shelving options.

Bedroom Five:

9'6" x 8'2" (2.91m x 2.51m)

Rear aspect UPVC double glazed window, radiator, power & lighting, built-in wardrobes with hanging & shelving options.

Bedroom Six:

8'9" x 7'6" (2.68m x 2.29m)

A well proportioned bedroom with front aspect UPVC double glazed window, radiator, power & lighting.

Bathroom:

8'5" x 7'3" (2.59m x 2.22m)

Second Floor Landing:

5'0" x 3'2" (1.54m x 0.98m)

The second floor landing provides access to bedrooms two & three & the shower room, together with loft access, power & lighting.

Bedroom Two:

19'11" x 11'7" (6.09m x 3.54m)

A spacious bedroom featuring two rear aspect wooden double glazed Velux windows & a further front aspect UPVC double glazed window. The room benefits from two radiators, large built-in wardrobes with hanging & shelving options, power & lighting.

Bedroom Three:

19'11" x 10'0" (6.09m x 3.07m)

A further generous bedroom featuring a front aspect UPVC double glazed window & rear aspect wooden double glazed Velux window. The bedroom benefits from two radiators, built-in wardrobes with hanging & shelving options, power & lighting, TV point.

Shower Room:

6'8" x 6'4" (2.04m x 1.95m)

Rear aspect wooden double glazed Velux window, walk-in shower with mains shower over, close coupled W.C., wash hand basin with mixer tap over, heated towel rail, shaver point, extractor fan, inset ceiling spotlights.

Outside:

To the front of the property is a substantial block paved driveway providing ample off-road parking for several vehicles, leading to the integral garage. The frontage is attractively framed by mature trees & established planting, with an additional lawned area & pathway leading to the main entrance. There may also be scope to create further parking if required, subject to the necessary permissions.

To the rear, the property enjoys a generous & particularly attractive garden, with an elevated patio immediately adjoining the house & conservatory, providing an ideal space for outdoor seating & entertaining. Steps lead down to the main garden, which is predominantly laid to lawn with mature trees, established boundaries & a useful timber garden shed.

A real highlight of the outside space is its superb open outlook directly across the adjoining golf course. The garden enjoys an impressive sense of space & privacy, with beautiful far-reaching views across the fairways, mature trees & surrounding countryside – a fantastic backdrop to this rarely available family home.

Garage:

32'11" x 10'5" (10.05m x 3.20m)

A large & useful garage accessed via an electric up & over door. The garage benefits from power & lighting, together with a partially glazed wooden rear door providing access to the garden.



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Road Map



Hybrid Map



Terrain Map



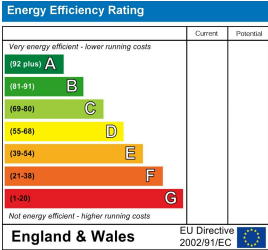
Floor Plan



Viewing

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Energy Efficiency Graph



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