



## 3 The Orchard

Staunton, Coleford, GL16 8RY

£525,000



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** We are delighted to offer to the market this immaculately presented, eco-friendly family home situated in a conservation area, the property was completed in 2017 and is deceptively spacious inside. The detached house hosts four double bedrooms, three of which have en-suite shower rooms and a large family bathroom with bath and separate shower cubicle. Downstairs the current vendors have modernised the rooms by adding Karndeian herringbone flooring throughout and there are two sets of bi-folding doors from the kitchen/dining room and lounge leading into the private, landscaped rear garden. Entering the home there is a beautiful entrance hallway with doors leading off and stairs to the first floor. The gorgeous lounge includes a woodburning stove, the kitchen/dining room benefits from integrated appliances and leads to the utility room and there is a handy downstairs cloakroom. There are many advantages to this property to include underfloor heating downstairs and an air-source heat pump providing comparatively economical heating and hot water, a integral double garage (currently used as a home gym) and ample off road parking.

The home is situated in the sought after village of Staunton on the edge of the Forest of Dean and only a short distance from the bustling town of Monmouth and the scenic area of the Wye Valley. The village has a popular public house/restaurant and a beautiful church dating back to the 11th Century. For commuters the A40 with M50, M5 and M4 connections can be accessed approximately three miles away in Monmouth.



Approached via double glazed front door into:

#### Entrance Hallway:

11'3" x 10'10" (3.43m x 3.32m)

Karndeian herringbone flooring, smoke alarm, mains consumer unit, understairs storage cupboard, stairs to first floor landing, doors to cloakroom, lounge, kitchen/dining room and double garage, power and lighting.

#### Lounge:

20'9" x 11'8" (6.35m x 3.56m)

Feature woodburning stove, Karndeian herringbone flooring, double glazed window to side aspect, double glazed bi-fold doors to rear garden, smoke alarm, power and lighting.

#### Kitchen/Dining Room:

23'7" x 13'3" (7.19m x 4.06m)

A beautiful modern fitted kitchen with a range of quality soft-closing wall, floor and drawer units and pantry cupboard, worktop and upstands, Neff double oven, Neff integrated microwave, Neff electric induction hob, Neff extractor hood, one and a half bowl stainless steel sink with drainer unit, integrated dishwasher, integrated fridge/ freezer, power and lighting, Karndeian herringbone flooring, double glazed window to rear aspect, bi-fold doors to rear garden, door to utility room.

#### Utility Room:

7'1" x 6'11" (2.18m x 2.12m)

Base units with worktop, Karndeian herringbone flooring, space and plumbing for washing machine, stainless steel sink with drainer unit, double glazed window to front aspect, boiler, extractor fan, power and lighting, double glazed door to side garden.

#### Cloakroom:

6'10" x 4'3" (2.10m x 1.31m)

W.C., pedestal wash hand basin, frosted double glazed window to front aspect, spotlights, extractor fan, Karndeian herringbone flooring.

#### Integral Double Garage:

19'7" x 18'3" (5.99m x 5.57m)

Twin up and over doors, one electronically remote-controlled, power and lighting, door to side garden.

#### First Floor U-Shaped Galleried Landing:

Window to front aspect, access to loft space, cupboard housing the hot water cylinder, doors to all bedrooms and bathroom.

#### Bedroom One:

17'10" x 17'5" (5.44m x 5.32m)

Two windows to front aspect, two radiators, full wall of four double wardrobes, power and lighting, door to en-suite.

**Bedroom One En-Suite:**  
6'5" x 5'7" (1.97m x 1.72m)

Double shower cubicle, low level W.C., pedestal wash hand basin, ladder style towel radiator, shaver point, tiled splashbacks, tiled flooring, extractor fan, frosted double glazed window to side aspect, spotlights.

**Bedroom Two:**  
11'11" x 9'8" (3.64m x 2.96m)

Double glazed window to rear aspect, radiator power and lighting, two double wardrobes, door to en-suite.

**Bedroom Two En-Suite:**  
6'4" x 4'1" (1.95m x 1.27m)

Shower cubicle, low level W.C., pedestal wash hand basin, tiled splashbacks and flooring, frosted double glazed window to rear aspect, spotlights, extractor fan, ladder style towel radiator, shaver point.

**Bedroom Three:**  
12'2" x 10'4" (3.73m x 3.16m)

Double glazed window to rear aspect, double wardrobe, radiator, power and lighting, door to en-suite.

**Bedroom Three En-Suite:**  
5'6" x 4'3" (1.70m x 1.31m)

Shower cubicle, low level W.C., pedestal wash hand basin, tiled splashbacks and flooring, frosted double glazed window to rear aspect, spotlights, ladder style towel radiator, extractor fan, shaver point.

**Bedroom Four:**  
11'10" x 8'3" (3.62m x 2.52m)

Double glazed window to front aspect, radiator, power and lighting.

**Bathroom:**  
12'0" x 6'2" (3.66m x 1.89m)

Four piece suite comprising of panelled bath with mixer tap, double shower cubicle, vanity unit with inset basin, low level W.C., shaver point, partly tiled walls, tiled flooring, frosted double glazed window to side aspect, ladder style towel radiator, extractor fan, spotlights.

**Outside:**

To the front of the property there is ample off road parking on an attractive paved driveway. To the rear of the property there is a landscaped private garden with lawned area, flagstone terrace, steps-up to decked pathway leading to large pergola and decked platform for dining and entertaining. Small wildlife pond, an abundance of shrubs and planting. There is a gate to the side of the property leading to the front, just before this sits the air-source heat pump. There is an additional side area which is mainly laid to lawn and includes a second gate leading to front.



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## Road Map



## Hybrid Map



## Terrain Map



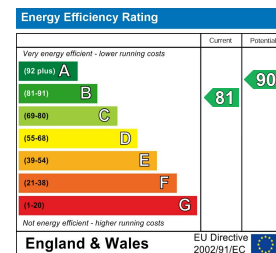
## Floor Plan



## 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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