



FREEHOLD

£550,000



ROCK HOUSE, BRADLEY HILL, SOUDLEY, GLOUCESTERSHIRE, GL14 2UQ

- **THREE BEDROOMS**
- **CONSERVATORY**
- **GOOD SIZED MATURE GARDENS**
- **GARAGE & PLENTY OF OFF ROAD PARKING**
- **LOVELY WOODLAND VIEWS OVER SOUDLEY & SUTTON VALLEY**
- **TWO RECEPTION ROOMS**
- **OIL CENTRAL HEATING**
- **RANGE OF USEFUL OUTBUILDINGS**
- **GIGACLEAR SUPER FAST BROADBAND COMING TO THE AREA SOON**
- **SITUATED IN A BEAUTIFUL WOODLAND HAMLET**

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RARELY AVAILABLE IS AN OVERUSED PHRASE BUT IN THIS INSTANCE IS ENTIRELY SUITABLE FOR THIS DELIGHTFUL FOREST OF DEAN COTTAGE, SITUATED IN A BEAUTIFUL WOODLAND HAMLET IN THE HEART OF THE FOREST OF DEAN. THIS THREE BEDROOMED HOME NEEDS SOME UPDATING BUT HAS GOOD SIZED MATURE GARDENS, FINE VIEWS, A RANGE OF OUTBUILDINGS AND LOADS OF OFF ROAD PARKING.

Bradley Hill is a delightful woodland hamlet situated above the Soudley Valley and is surrounded by trees, making it a peaceful and picturesque spot. The Village of Soudley is situated only a short distance from the west bank of the River Severn and is near to the Village of Newnham and small towns of Cinderford and Coleford.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Accommodation (measurements approx):

Entrance door to -

Living Room: 14' 10" x 12' 0" (4.52m x 3.65m), With stone fireplace with woodburning stove, original sash window with views, radiator.

Office/Dining Room: 12' 0" x 11' 10" (3.65m x 3.60m), Radiator, built-in cupboard, fitted cupboards and shelving, sliding sash window to front with views.

Kitchen/Dining Room: 24' 10" x 10' 7" (7.56m x 3.22m), Fitted at wall and base level with double drainer sink unit, windows to side and rear, dresser unit, woodburning Range cooker, tiled floor, tiled splash backs, plumbing for automatic washing machine. Glazed double doors to -



Conservatory: 18' 0" x 8' 3" (5.48m x 2.51m), Of glazed construction and overlooks the gardens and views, tiled floor. Off this there is a -

Shower Room: With shower cubicle, W.C., wash hand basin, window, electric radiator.

From the other side of the Kitchen there is access to -

Side Porch: 16' 0" x 5' 6" (4.87m x 1.68m), Of glazed construction with tiled floor, fitted cupboards and again having excellent views.



First Floor Landing: Which is accessed from the Kitchen. With walk-in cupboard and loft access.

Bedroom 1: 12' 2" x 11' 7" (3.71m x 3.53m),
Built-in cupboards, sliding sash window to front with views, radiator.

Bedroom 2: 12' 0" x 9' 6" (3.65m x 2.89m),
Sliding sash window to front with views, built-in cupboard, radiator.

Bedroom 3: 10' 6" x 8' 11" (3.20m x 2.72m),
Double glazed window to side with views, radiator.

Bathroom: 11' 2" x 10' 6" (3.40m x 3.20m),
Comprising bath, w.c., wash hand basin, shower cubicle with shower, window to side with views, airing cupboard, towel rail/radiator and radiator.

Outside: A feature of the property are its gardens and grounds. In all approximately half an acre and laid out with driveway to timber garage and outbuildings. Gateway leads to formal gardens with lovely stone outbuilding with seating area, mature well stocked herbaceous borders, summer house and lynch gate leading on to Forestry Commission land. From the gardens there are lovely views across the Forest encompassing the Soudley and Sutton Valley. There is a large vegetable garden with greenhouse and raised beds. To the rear of the property there is an oil fired boiler and associated oil tank.

Services: Mains water and electricity, private drainage. Oil central heating. All heating systems and services have not been tested.

Outgoings: Council Tax Band C.



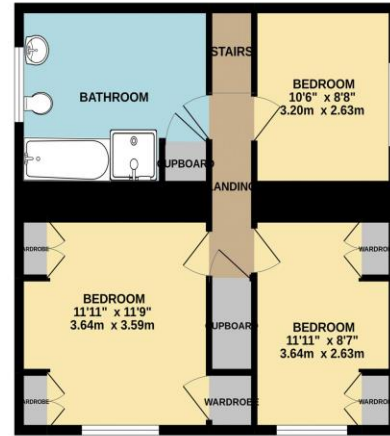
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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GROUND FLOOR
801 sq.ft. (74.5 sq.m.) approx.

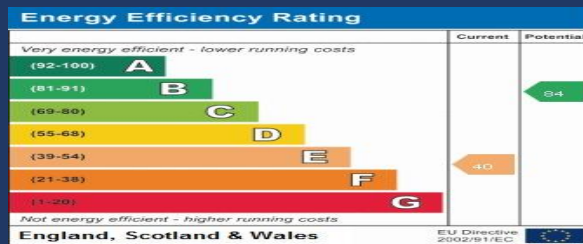


1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 sq.m.) 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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PASSIONATE
ABOUT
Property
SINCE 1982