



**FREEHOLD**

**Offers in Excess of  
£300,000**



**THE OAKS, BROAD STREET, LITTLEDEAN, CINDERFORD,  
GLOUCESTERSHIRE, GL14 3JS**

- SIX BEDROOMS
- KITCHEN
- GARDENS
- OUTBUILDINGS

- POTENTIAL FOUR RECEPTION ROOMS
- BATHROOM
- GARAGE
- OFF ROAD PARKING

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# THE OAKS, BROAD STREET, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3JS

## A FORMER POST OFFICE AND STORES WITH LARGE RESIDENTIAL ACCOMMODATION, 6 BEDROOMS. SHOP PREMISES IDEAL FOR CONVERSION TO BP GRANNY ANNEXE.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 miles away.

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.

Front door through to -

**Living Room: 21' 0" x 17' 8" (6.40m x 5.38m),** Two windows to front, radiators, window to rear, vast inglenook fireplace, glazed door through to -

**Kitchen: 12' 4" x 10' 0" (3.76m x 3.05m),** Fitted at wall and base level, sink unit, tiled splash backs, radiator, window to rear, sink unit, tiled splash-backs, understairs storage cupboard.

**Utillity Room/Rear receptions: 13' 0" x 7' 7" (3.96m x 2.31m),** Windows to rear, radiator, quarry tiled floor, door to -



**Rear Porch:** Of half-glazed construction, door to outside.

**Retail Area: 24' 0" x 20' 0" (7.31m x 6.09m),** Inclusive of office 87' x 62' and kitchen prep. area 98' x 62'. Deli-counter, door and windows to front elevation, two sink units, one level unit with worktop space.

**Retail Space: 22' 0" x 10' 0" (6.70m x 3.05m),** Windows to front and rear, quarry tiled floor. Access to -

**Store Room: 20' 0" x 7' 4" (6.09m x 2.23m),** Of irregular shape, oil boiler for central heating and domestic hot water, door to rear, door to front, window to side, large store cupboard.





Stairs to -

**Landing:** Radiator, window to rear, loft access. The loft is 50 feet in length and has potential for conversion.

**Utility Room (former en-suite):** Plumbing for automatic washing machine, vent for tumble dryer.

**W.C.:** With W.C., half-tiled walls.

**Bathroom:** , Wash hand basin, corner bath, radiator, half-tiled walls, window to rear.

**Bedroom:** 12' 2" x 10' 9" (3.71m x 3.27m), Window, radiator.

**Bedroom :** 11' 5" x 7' 9" (3.48m x 2.36m), Radiator, window.

**Bedroom :** 11' 0" x 11' 0" (3.35m x 3.35m), Window, radiator.

**Bedroom :** 11' 0" x 9' 7" (3.35m x 2.92m), Window, radiator.

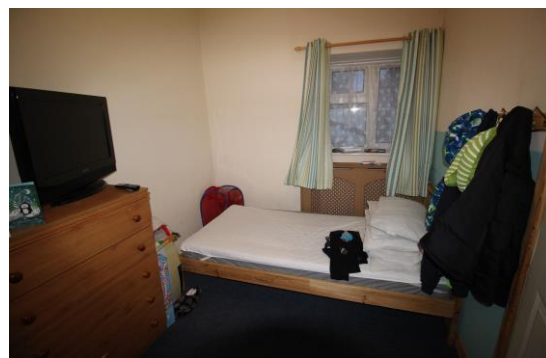
**Bedroom:** 10' 7" x 9' 5" (3.22m x 2.87m), Window, radiator.

**Bedroom :** 10' 2" x 9' 4" (3.10m x 2.84m), Radiator, window.

**Outside :** To the rear of the property there are private gardens. Large Outbuilding/Store (20' x 15') and a single detached garage. Driveway to the side of the property with parking/turning area and further gardens.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.

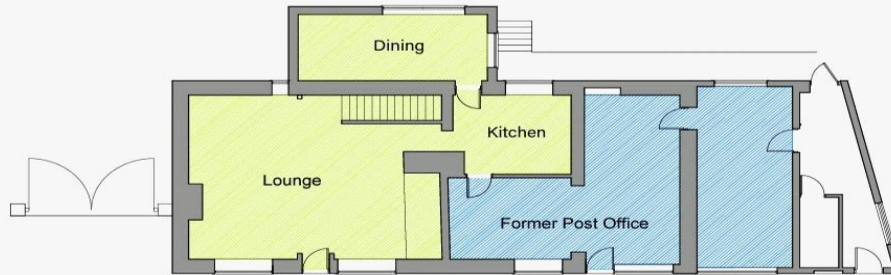
**Directions:** From our Cinderford office proceed up the High Street, over the mini-roundabout and into Belle Vue Road. At the top of the hill continue down into the village of Littledean and driving through the village you will see The Belfry Public House on the left hand side and the property is next to it.



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.



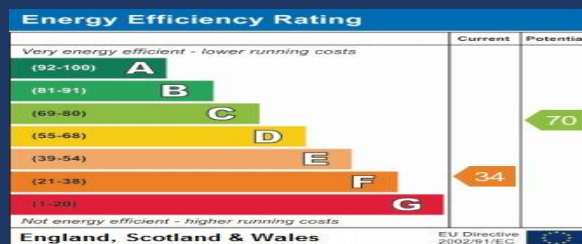
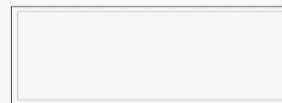
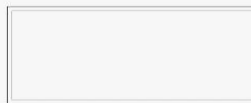
FRONT ELEVATION AS EXISTING



GROUND FLOOR PLAN AS EXISTING

PLANNING USES

- C3 - RESIDENTIAL 75.8 Sq.M
- A1 - SHOP PREMISES 54.2 Sq.M



**PASSIONATE**  
 ABOUT  
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 SINCE 1982