



**FREEHOLD**

**£500,000**



## **1 & 2 BRADLEY COTTAGES, LOWER SOUDLEY, CINDERFORD, GLOUCESTERSHIRE, GL14 2UE**

- TWO COTTAGES
- THREE RECEPTION ROOMS
- CELLARS
- VIEWS
- FIVE BEDROOMS
- ONE AND A HALF ACRES
- BEAUTIFUL VALLEY LOCATION

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# 1 & 2 BRADLEY COTTAGES, LOWER SOUDLEY, CINDERFORD, GLOUCESTERSHIRE, GL14 2UE

**A RARE OPPORTUNITY TO BUY A PAIR OF COTTAGES IN A BEAUTIFUL AND UNSPOILT LOCATION AND HAVING 1 1/2 ACRES OF GARDENS AND Paddock BORDERING A TROUT BROOK. THE COTTAGES ARE IN NEED OF SOME UPDATING BUT WOULD EASILY CONVERT INTO ONE LARGE FAMILY HOME OR COULD BE LEFT AS TWO AND PROVIDE A HOME WITH A POTENTIAL HOLIDAY LET OR DUAL FAMILY ACCOMMODATION.**

The picturesque village of Soudley is surrounded by woodland providing a stunning backdrop and has a school, pub and heritage museum with tea shop.

A wider range of facilities are 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.

## Cottage One:

Entrance door to -

**Hall:** Flagstone floor, under-stairs storage cupboard.

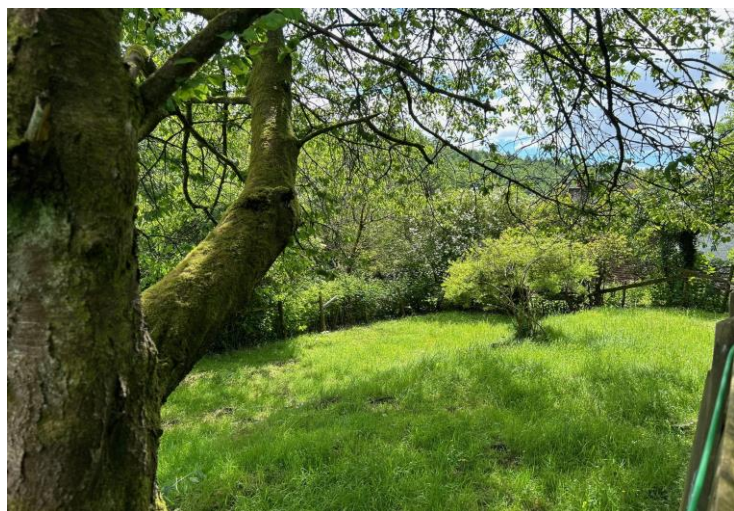
**Living Room:** 10' 7" x 10' 7" (3.22m x 3.22m), Original range, flagstone floor.

**Dining Room:** 10' 8" x 8' 8" (3.25m x 2.64m), Brick fireplace, window.

**2nd Entrance Hall:** Airing cupboard.

**Bathroom:** Three piece suite.

**Landing:** Port hole window.



**Bedroom One:** 11' 6" x 10' 9" (3.50m x 3.27m), Original cast iron fireplace, window.

**Bedroom Two:** 10' 6" x 9' 3" (3.20m x 2.82m), Window to side.

**Basement:** 10' 8" x 8' 0" (3.25m x 2.44m), Original beams.

**Vaulted Cellar:** 11' 8" x 8' 8" (3.55m x 2.64m), Belfast sink.

## Cottage Two:

Front door to -

**Kitchen/Dining Room: 16' 0" x 9' 0" (4.87m x 2.74m),** Sink unit, wall and base units, electric cooker panel, tiled splash-backs, display alcove, dual aspect windows, access to -

**Vaulted Cellar Area: 10' 8" x 6' 7" (3.25m x 2.01m),** Power & light.

**Lounge: 21' 0" x 12' 0" (6.40m x 3.65m),** Night storage heater, French doors to outside, window with window seat, power points, T.V. point, under-stairs storage cupboard, stairs to -

**First Floor Landing:** Porthole window, power points, skylight.

**Bedroom One: 12' 0" x 11' 0" (3.65m x 3.35m),** Windows with views, power points, telephone point.

**Bedroom Two: 9' 10" x 9' 2" (2.99m x 2.79m),** Window with views, power points, telephone point.

**Bedroom Three: 10' 0" x 6' 8" (3.05m x 2.03m),** Loft access, window with views, power points.

**Bathroom:** Three piece suite, towel rail, skylight, tiled splash-backs.

**Outside:** The cottages share gardens and grounds of approximately one and a half acres. There is access over a Forestry Commission track adjacent to the property with herbaceous borders and lawned areas, vegetable plot, greenhouse and various outbuildings. There is a gently sloping paddock amounting to approximately one acre, bordering a trout stream.

**Services: Mains water and electricity, private drainage. The heating system and services where applicable have not been tested.**

**Agent's Note:** The property has a flying freehold which in this instance, the cellar areas of numbers 1 and 2 are underneath number 3.



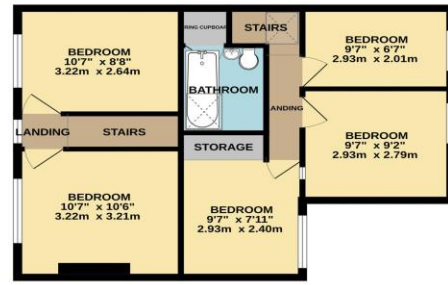
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.

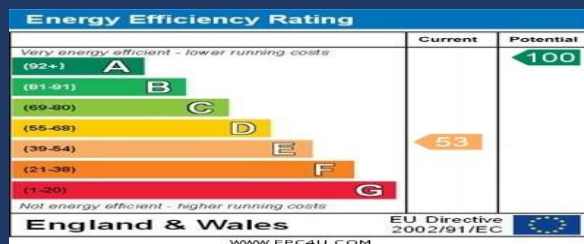


1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1625 sq.ft. (150.9 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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