STEVE GOOCH
ESTATE AGENTS | EST 1985

Windsor Lodge Chartist Way
Staunton GL19 3RT

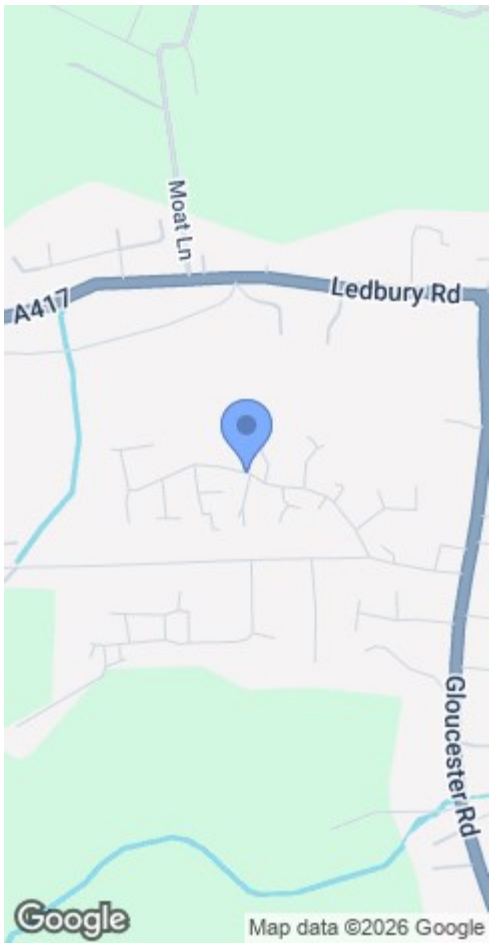


GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.

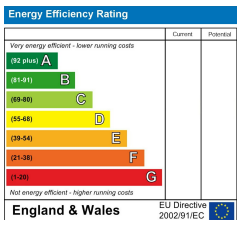


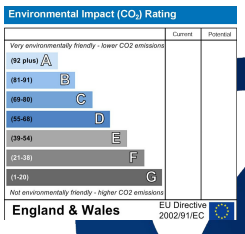
1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.





TOTAL FLOOR AREA : 1657 sq.ft. (154.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £443,750

A SPACIOUS & VERY WELL MAINTAINED FOUR BEDROOM DETACHED FORMER SHOW HOME, with EN-SUITE TO MASTER BEDROOM, INTEGRAL DOUBLE GARAGE, GENEROUS 50' X 50' GARDEN, OFFERED WITH NO ONWARD CHAIN.

The village of Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.















Large Storm Porch with entrance to the property via double glazed wooden front door into hallway:

HALLWAY
With stairs leading off, door to under stairs storage cupboard, double radiator, telephone point.

CLOAKROOM
6'3" x 3' (1.91m x 0.91m)
WC, sink, tiled floor, single radiator, alarm control pad, front aspect frosted window, personal door into garage.

LOUNGE
21'9" x 11' 4" (6.63m x 3.35m 1.22m)
Two double radiators, two television points, a marble effect fireplace with decorative wooden surround and Living Flame gas fire, telephone point, coved ceiling, double opening French doors into the dining room, front aspect window, rear aspect sliding doors to the patio and gardens,

DINING ROOM
12'6" x 9'1" (3.81m x 2.77m)
Accessed by French doors from the lounge and hallway, with a TV point, single radiator, coved ceiling, rear aspect windows and double opening French doors onto patio and gardens.

KITCHEN/BREAKFAST ROOM
12' x 16'6" (3.66m x 5.03m)
The kitchen comprises a range of base and wall mounted units, laminated work tops and tiled splash backs, one and a half bowl stainless steel sink, integrated Belling double oven, Bosch four ring ceramic hob, integrated under counter fridge and Neff dishwasher, tiled floor, telephone point, TV point, two single radiators, coved ceiling, rear aspect window and sliding doors leading to the back gardens. Door to:

UTILITY ROOM
7'7" x 4' 9" (2.31m x 1.22m 2.74m)
Housing the Worcester oil fired boiler, with base and wall units, laminated work tops and tiled splash backs, single drainer sink, space for washing machine and tumble dryer under the counter, tiled floor, single radiator, half double glazed side door, access to roof space area.

From the entrance hall, stairs lead to the first floor.

LANDING
Access to roof space, double doors to airing cupboard, with slatted shelving and storage space.

MASTER BEDROOM
12'6" x 12' (3.81m x 3.66m)
With built-in triple double wardrobes, single radiator, coved ceiling, front aspect window. Door to:

EN-SUITE SHOWER ROOM
5'6" x 8'2" max (1.70m x 2.51m max)
WC, vanity wash hand basin with mixer tap, work top and cupboards below, single shower cubicle accessed by a glazed screen with built-in overhead detachable Mira shower system, chrome heated towel rail, inset spot lighting, extractor fan, front aspect frosted window.

BEDROOM TWO
12'6" x 11'8" (3.81m x 3.56m)
Built-in double wardrobes, single radiator, coved ceiling, front aspect window.

BEDROOM THREE
10'x 9'2" (3.05mx 2.79m)
Additional built-in double wardrobe, telephone point, single radiator, coved ceiling and a rear aspect window.

BEDROOM FOUR
9'3" x 8'6" (2.82m x 2.59m)
With additional built-in double wardrobe. single radiator, coved ceiling, rear aspect window.

FAMILY SHOWER ROOM
7'9" x 6' (2.36m x 1.83m)
WC, wash hand basin, large walk-in double shower cubicle, accessed via sliding glazed screen, with built-in detachable shower system, laminate splash backs, shaver light point, single radiator, extractor fan, rear aspect frosted window.

OUTSIDE
Private driveway with access to tarmac parking area for 2 cars.

GARAGE
16'2" x 16'2" (4.93m x 4.93m)
Accessed via two Hub electric roller doors, with personal door from the entrance hallway, power and lighting, telephone point, double glazed side door to the gardens.

Generous front garden, laid to patio with lawn and well stocked mature beds surrounding. To the left hand side of the property is the gas bottle for the fire. Pedestrian gated side garden area which houses the bunded oil tank, patio area, vegetable patch. The rear gardens have a good sized patio seating area, generous lawns, well tended mature borders planted with flowers, trees shrubs and bushes. To the bottom of the garden there is a wooden built summer house measuring 10' x 8' with front and side windows, accessed via glazed French doors to the front. There is also a large wooden garden shed and a further shed to the side. Outside water tap to the rear. The gardens are enclosed by wood panelled panel fencing and measure approximately 50' x 50'.

SERVICES
Mains water, drainage, electricity and oil.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Newent office, proceed along the B4215 towards Dymock, turning right just after the fire station on to Tewkesbury Road. Proceed along here for approximately 4 - 5 miles until reaching the A417. Turn left here towards Staunton into the centre of the