



**FREEHOLD**

**Guide Price**

**£710,000**



## **SPRINGFIELD, CHURCH STREET, LITTLEDEAN, GL14 3NL**

- 4/5 BEDROOM DETACHED HOUSE
- EN-SUITE TO MASTER
- MASTER BEDROOM WITH DRESSING ROOM
- 1.8 ACRES PADDOCK WITH STABLES
- AMPLE OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM
- ONE BEDROOM ATTACHED ANNEXE
- SUMMER HOUSE
- LARGE GARDEN
- SUMMER HOUSE & GYM
- NO ONWARD CHAIN

### A SUBSTANTIAL 4/5 BEDROOM DETACHED PROPERTY WITH ATTACHED ONE BEDROOM ANNEXE AND THE POTENTIAL TO CREATE A FURTHER BEDROOM IN THE MAIN HOUSE. APPROACHING 2 ACRES IN TOTAL THE PROPERTY BENEFITS FROM A 1.8 ACRE Paddock WITH STABLES. NO ONWARD CHAIN.

Springfield is located on the edge of the village of Littledean with the Littledean Gaol which was built in 1791 just down the road. Local shop, Post Office, Fish and Chip Shop and Public House as well as a Primary/Junior School are within the Village. Easy access to enjoy the beautiful Forest of Dean and the road leading to the A48 for Cheltenham, Gloucester and the M5 Motorway and its associated links.

#### ACCOMMODATION:

**RECEPTION HALL:** Ceramic tiled floor, under stairs storage cupboard, radiator, stairs to first floor, door to front.

**CLOAKROOM:** With close coupled WC, vanity wash hand basin, radiator, wall mounted LPG gas fired boiler (hot water and central heating), ceramic tiled floor and walls, window to rear.

**LIVING ROOM: 24' in to bay by 11'6" narrowing to 10'6" (7.31m x 3.20m)** Feature open fireplace with slate hearth and wood burning stove inset, two radiators, bay window to front, windows to side and rear with views to open countryside and woodland.

**DINING ROOM: 13' 3" x 12' 0" (4.04m x 3.65m),** Feature timber floor, radiator, bay window to front with views.

**KITCHEN: 13' 0" x 12' 6" (3.96m x 3.81m),** Extensive range of base and eye level storage units with worktop space incorporating 1 ½ ceramic sink unit, tiled splashbacks, matching central island with storage units worktop space and breakfast bar, space for both range style cooker and American style fridge freezer, fitted chimney extractor hood, ceramic tiled floor, radiator and window to rear.

**STAIRS TO FIRST FLOOR LANDING:** With radiator.



**BEDROOM ONE: 12' 0" x 11' 3" (3.65m x 3.43m),** Radiator, window to front.

**WALK THROUGH DRESSING AREA:** With matching triple wardrobes. **ENSUITE:** Shower cubicle with dual shower head, his and hers wash hand basin with two drawers below, close coupled WC, extractor fan, ceramic tiled floor and walls, recess spotlighting, wall mounted large illuminated mirror.

**BEDROOM TWO: 11' 6" x 11' 0" (3.50m x 3.35m),** Radiator, window to front with views.

**BEDROOM THREE: 10' 6" x 10' 3" (3.20m x 3.12m),** Radiator, window to rear.

**FAMILY BATHROOM:** Jacuzzi bath, Mira sport shower cubicle, close coupled WC, vanity wash hand basin with two storage drawers below, ladder radiator, ceramic tiled floor and walls, extractor fan, recess spotlighting, window to rear

**OFF FIRST FLOOR LANDING:** Door into lobby with radiator, window to front and stairs too:

**LOFT ROOM: 29' 6" x 15' 0" (8.98m x 4.57m),** With restricted head height, easy to convert into two rooms, exposed roof trusses, five under eaves storage cupboards and three velux roof lights.



**SIDE HALLWAY:** Providing access to the main house and annexe, having base storage units with worktop space and ceramic tiled floor and door to front.

**ANNEXE:** Accessed from the side hallway the accommodation as follows:

**LOUNGE:** 15' 6" x 14' 8" (4.72m x 4.47m), Radiator, Stairs to first floor, French doors with screens adjacent and door to front.

**STAIRS TO FIRST FLOOR LANDING:** Window to side

**BEDROOM:** 12' 9 x 10' 3 (3.88m x 3.12m) Fitted double wardrobe, radiator, windows to front and side.

**ENSUITE:** Shower cubicle with dual shower head, close coupled WC, vanity wash hand basin and radiator.

**OUTSIDE:** The property is approaching 2 acres, 1.8 acres being the Paddock and Stable Block with two stables and tack room. The property is approached via a driveway providing parking for a number of vehicles there is a generous paved patio that runs from in front of the house to the far-left hand side of the garden, approximately 150' long and also a lawn of a 150' by 12', a raised terrace 45' x 9'6. There is a Summer House and Gym, the **Summer House is 14'9 x 12'6** with wooden floor, recess spotlighting, electric power points and lights and bi-folding doors providing a view to surrounding countryside. **The Gym is 14'9 x 7'6** and benefits from power, lighting and windows to front and rear. There are two timber storage sheds.

**DIRECTIONS:** From the A48, after Westbury-on-Severn, take the turning to the right at Elton Corner by the petrol station, and continue until you arrive at the village of Littledean, passing the Littledean Jail on your right hand side and you will see the property up on your left hand side with a For Sale board.

**THE SERVICES ARE MAINS DRAINAGE, WATER AND ELECTRICITY. IT HAS LPG CENTRAL HEATING. THE SERVICES AND APPLIANCES WHERE APPLICABLE, HAVE NOT BEEN TESTED BY THE AGENT.**

**VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.**

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.

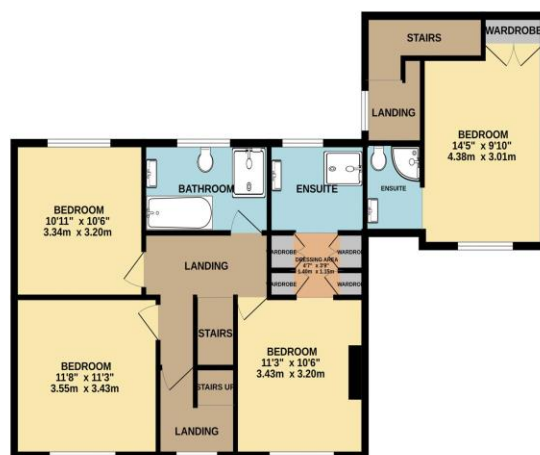


**01594 833333**

GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA: 1783 sq.ft. (165.7 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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