



**FREEHOLD**

**£645,000**



**BUZZARDS, LOWER ROAD, SOUDLEY, CINDERFORD,  
GLOUCESTERSHIRE, GL14 2TZ**

- FOUR / FIVE BEDROOMS (MASTER WITH EN-SUITE)
- LOUNGE
- GARDEN ROOM
- LOFT/BEDROOM FIVE WITH EN-SUITE
- GARAGE & WORKSHOP (WITH W.C.)
- LARGE FITTED KITCHEN
- DINING ROOM
- DOWNSTAIRS W.C
- FAMILY BATHROM
- GARDENS BACKING ONTO WOODLAND

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# BUZZARDS, LOWER ROAD, SOUDLEY, CINDERFORD, GLOUCESTERSHIRE, GL14 2TZ

SITUATED IN THE SOUGHT AFTER AND PICTURESQUE FOREST VILLAGE OF SOUDLEY SURROUNDED BY WOODED HILLS, A SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED COUNTRY RESIDENCE WITH THREE RECEPTION ROOMS ONE OF WHICH IS A LOVELY GARDEN ROOM OF GENEROUS PROPORTIONS AND WITH BIFOLD DOORS LETTING THE OUTSIDE IN. A LARGE KITCHEN OPEN PLANS INTO A SENSIBLY SIZED DINING ROOM AND A COZY LOUNGE FURTHER COMPLIMENTS THE LIVING ACCOMMODATION. OUTSIDE THERE IS A DOUBLE GARAGE , WORKSHOP BLOCK AND ABOVE THE GARDEN ROOM THERE IS A LARGE BALCONY WHERE YOU CAN SPEND QUALITY TIME ENJOYING THE ENGAGING OUTLOOK .

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.

Entrance door to -

**Hall:** Radiator.

**Downstairs W.C.:** Sink unit, radiator, plumbing for washing machine, tiled splash-backs, oil boiler for central heating and domestic hot water, door to side.

**Kitchen:** 12' 2" x 11' 5" (3.71m x 3.48m), Comprehensively fitted at wall and base level providing ample worktop and storage space, fitted double oven, hob with hood over, sink unit, plumbing for dishwasher, tiled splash-backs, radiator, coved ceiling, window to front, glazed double doors to -



**Dining Room:** 12' 6" x 11' 5" (3.81m x 3.48m), Window to side, radiator, built-in cupboard, coved ceiling.

**Lounge:** 18' 6" x 15' 6" max. (5.63m x 4.72m), Feature fireplace with oil fired stove, radiator, coved ceiling.

From both the Dining Room and the Lounge, glazed double doors lead to the -

**Garden Room:** 26' 3" x 13' 8" (7.99m x 4.16m), Oak floor, feature fireplace with freestanding multifuel stove, coved ceiling, bi-fold doors and window to rear elevations overlooking the garden and woodland beyond.



First floor stairs to -

**Landing:** Radiator, airing cupboard.

**Bedroom One: 14' 0" x 12' 6" (4.26m x 3.81m),** Fitted wardrobes, two radiators, French doors to balcony with views.

**En-suite:** Shower cubicle, W.C., wash hand basin, extractor, window, radiator, tiling to walls.

**Bedroom Two: 12' 4" x 11' 3" (3.76m x 3.43m),** Radiator, fitted wardrobes.

**Bedroom Three: 12' 4" x 8' 9" (3.76m x 2.66m),** Window to front, radiator, built-in wardrobes.

**Bedroom Four: 9' 2" x 9' 1" (2.79m x 2.77m),** Radiator, French doors to balcony.

From the landing, space saver stairs lead to -

**Bedroom Five/Loft Room: 20' 3" x 12' 8" (6.17m x 3.86m),** Eaves storage cupboards, skylights with views.

**En-suite: 12' 8" x 7' 0" (3.86m x 2.13m),** Shower cubicle, wash hand basin, W.C., radiator, skylights, storage units, tiling to walls.

**Balcony: 27' 0" x 14' 0" (8.22m x 4.26m)**

**Bathroom:** Panelled bath, W.C., wash hand basin, shower cubicle, window, radiator, tiling to walls.

**Outside:** To the front, flagstone courtyard enclosed by stone wall, brick paved path to front door. Gravelled driveway to parking area with access to -

**Garage: 20' 0" x 18' 0" (6.09m x 5.48m)**

**Workshop: 20' 0" x 4' 6" (6.09m x 1.37m)**  
Power & light, W.C., sink unit.

**Garden:** Gravelled patio area, lawned area, pond, vegetable plot, woodstore, oil tank, outside covered dining/hot tub area adjacent to brook and with woodland backdrop.

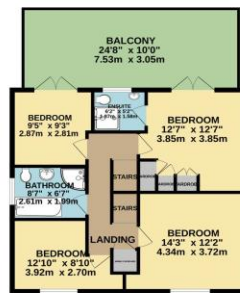
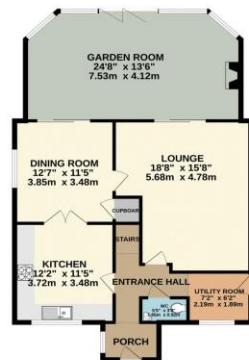
**Services: Mains water, drainage and electricity are connected to the property. The heating system and services where applicable have not been tested.**



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**

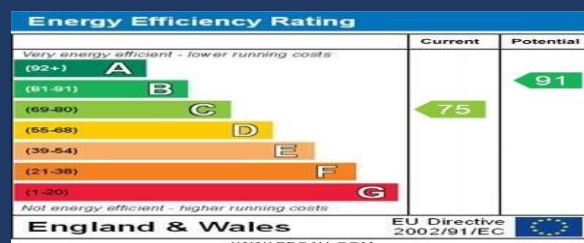




TOTAL FLOOR AREA: 2389 sq.ft. (221.9 sq.m.) approx.

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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ABOUT  
*Property*  
SINCE 1982