



Marsh Hill

Sling, Coleford, Gloucestershire, GL16 8JW

£445,000



A spacious & versatile detached family home, offering well-proportioned accommodation, delightful gardens & attractive views across the surrounding countryside. The property provides an excellent opportunity for buyers seeking a generously sized home with flexible living arrangements & scope to modernise to their own taste.

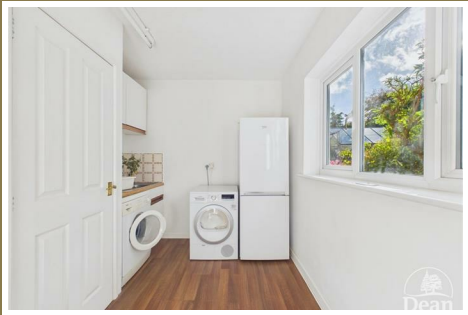
The welcoming entrance hallway leads through to a spacious lounge, enjoying plenty of natural light & patio doors opening onto the elevated terrace, providing a lovely outlook across the surrounding greenery. A separate dining room offers an ideal space for family meals & entertaining, while the fitted kitchen provides a practical range of units & worktop space. The ground floor further benefits from a versatile office, which could alternatively serve as a forth bedroom, together with a shower room & a useful separate utility room.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation for families or visiting guests. A family bathroom completes the first floor accommodation.

Outside, the property enjoys beautifully established, tiered gardens, featuring generous lawn areas, mature trees, colourful flower borders & a greenhouse. Winding pathways, attractive brick retaining walls and steps connect the different garden levels, creating a wonderful outdoor space for gardening enthusiasts & those who enjoy spending time outside. An elevated terrace provides the perfect setting to relax and appreciate the pleasant outlook across the surrounding countryside.

Further benefits include a garage situated beneath the property, providing valuable parking or storage space.

With its generous accommodation, established gardens & attractive setting, this delightful detached home offers an exciting opportunity for purchasers looking to create a wonderful family home.



Approached via UPVC double glazed front door with frosted glass into:

Entrance Hallway:

16'2" x 7'4" (4.95m x 2.24m)

Doors to utility room, shower room, kitchen, lounge & dining room, stairs to first floor landing, smoke alarm, power & lighting, radiator.

Lounge:

24'10" x 10'10" (7.58m x 3.31m)

UPVC sliding double glazed doors to front veranda, double glazed UPVC windows to front aspect, power & lighting, radiator, door to office/bedroom four.

Dining Room:

10'10" x 12'11" (3.32m x 3.94m)

Double glazed UPVC sliding doors to rear garden, power & lighting, radiator.

Kitchen:

10'6" x 10'5" (3.21m x 3.20m)

A range of wall units & base units, stainless steel one and a half

bowl sink with mixer tap & drainer unit, eye level gas oven, electric hob with extractor hood above, double glazed UPVC windows, space for fridge/freezer, door to office/bedroom four.

Office/Bedroom Four:

10'10" x 10'6" (3.31m x 3.21m)

Two double glazed UPVC windows, radiator, power & lighting.

Utility Room:

11'6" x 5'10" (3.52m x 1.78m)

A range of base units & wall units, double glazed UPVC window to rear aspect, space & plumbing for washing machine, space for tumble drier, stainless steel sink with integrated drainer unit, power and lighting.

Shower Room:

8'10" x 3'8" (2.70m x 1.14m)

W.C., vanity unit with inset hand wash basin & mirror above, walk in shower cubicle with an electric shower & hand rails, double glazed UPVC frosted window, lighting, extractor fan.

First Floor Landing:

10'11" x 5'8" (3.33m x 1.73m)

Doors to bedrooms & bathroom, eaves storage space, loft access, power & lighting.

Bedroom One:

12'9" x 10'11" (3.91m x 3.34m)

Double glazed UPVC window with far reaching views, power & lighting, radiator.

Bedroom Two:

10'11" x 10'7" (3.35 x 3.25m)

UPVC double glazed window to side aspect, power & lighting, radiator.

Bedroom Three:

11'5" x 9'4" (3.50m x 2.85m)

Power & lighting, double glazed UPVC window to rear aspect, radiator, vanity sink.

Bathroom:

12'3" x 5'9" (3.74m x 1.76m)

Frosted UPVC double glazed window, radiator, W.C., vanity unit with inset hand wash basin, panelled bath, lighting, extractor fan.

Outside:

The property enjoys beautifully established gardens, predominantly laid to lawn & complemented by an abundance of mature shrubs, trees & colourful flower borders, creating a peaceful & private outdoor setting. The gardens are enclosed by fencing & mature hedging, with attractive pathways, patio seating areas & a useful wooden garden shed. A particular highlight is the elevated veranda, offering a wonderful space to sit, relax & enjoy the stunning far-reaching views across the surrounding countryside. To the front, a generous driveway provides ample off-road parking for several vehicles, together with access to the garage.

Garage:

Up & over door, power & lighting.



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Road Map



Hybrid Map



Terrain Map



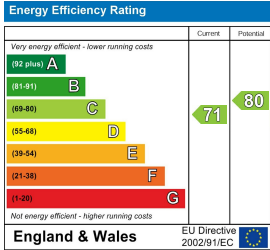
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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