



2 The Orchard

Staunton, Gloucestershire, GL16 8RY



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- Modern Detached Home Built 10 Years Ago
- Village Location at Edge of Forest of Dean
- Large Sitting Room with Wood burner
- Open Plan Kitchen Family Space with Bi-Fold Doors to Garden
- Four Double Bedrooms
- Three Impressive Ensuite Bathrooms
- Double Integral Garage
- Level Enclosed Lawned Garden
- Ultra-Fast Fibre Optic Broadband

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DESCRIPTION

Ideally positioned in the centre of the sought-after village of Staunton, this impressive home combines contemporary design with practical family living. The property boasts generously proportioned rooms, high ceilings, and underfloor heating throughout the ground floor. Benefiting from characterful features, including bi-fold doors leading out to the garden and a woodburning stove in the sitting room. The property was originally built by local developers, Freeman Homes, just 10 years ago, offering four exceptionally generous double bedrooms, each finished to a high standard, three benefiting from stylish ensuite shower rooms. At the heart of the home is an open-plan kitchen/family room, thoughtfully designed for modern living and entertaining. This space is further enhanced by bi-fold doors that open seamlessly onto the rear garden, allowing for an abundance of natural light and excellent indoor-outdoor flow.

SITUATION

The property is situated in the sought after village of Staunton which boasts a church and The White Horse Inn, approximately 3 miles east of the historic market town of Monmouth Benefiting from a quiet location with great access to the Wye Valley and motorway access links, via the A40 to Cardiff, Bristol and M50 with far reaching views, within walking distance of a local shop and post office. Monmouth provides a comprehensive range of amenities with a wide range of shops and excellent schools, both junior and senior including the Haberdashers' Schools for boys and girls and Monmouth Comprehensive. The market town of Coleford is just over 2 miles away which also offers a wide range of amenities and a thriving community. Set on the doorstep of The Wye Valley there is an abundance of outdoor leisure pursuits which can be enjoyed within a short drive with plentiful woodland walks from your doorstep.

ACCOMMODATION

Upon entering the house there is a great sense of space and light with a large **Entrance Hallway** accessing the ground floor accommodation. There is a turned staircase which leads to the first floor and landing, with a useful understairs storage cupboard. Off the Hallway is convenient access to the integral double garage. Underneath the staircase is a deep understairs cupboard. There is a **Ground Floor Lavatory** which offers a lavatory, wash hand basin and tiled splashbacks with a window to the front.

The **Sitting Room** enjoys fantastic proportions and dual aspect views, with bi-folding doors to the rear leading out to the rear garden and a double-glazed sash windows to the side of the house offering plentiful light. There is a modern wood burning stove to one wall with a beam above and Antico flooring. The Sitting Room leads around into a vast **Open Plan Kitchen / Dining Room** with a large dining area, with bi-folding doors opening out to the garden and patio space. A great space well suited to modern family living or entertaining.

The **Kitchen** is spacious, fitted with high quality units with quartz stone worktops. Beneath the window overlooking the rear garden is a sink with drainer, integrated appliances include an induction hob with an extractor fan over, Neff double oven, dishwasher, upright fridge freezer. There is tiled flooring with underfloor heating which is throughout the whole of the ground floor of the house. A useful **Utility Room** is located off the kitchen, with a door leading out to the rear garden and driveway. There are matching high quality fitted units throughout a sink with drainer and quartz stone worktops, with space and plumbing for a washing machine. A window to the front offer plentiful light.

First Floor

The galleried **Landing Area** is impressive in size, light and airy with a window over the stairs. There is a useful airing cupboard and a loft access hatch. The **Master Bedroom** is vast in size with two large double glazed sash windows to the front and four fitted double wardrobes across one wall. The **Ensuite Shower Room** is tiled throughout offering a shower cubicle, lavatory, wash hand basin, heated towel rail with a window.

Bedroom Two is large and rear facing with an **Ensuite Shower Room** which comprises of a shower cubicle, lavatory, wash hand basin with a window. **Bedroom Three** is a further double bedroom with a fitted double wardrobe. This room also benefits from an **Ensuite Shower Room** comprising a shower cubicle, lavatory, wash hand basin, heated towel rail and a window. **Bedroom Four** is a double bedroom with a double fitted wardrobe and a side facing aspect into the rear garden. The **Family Bathroom** comprises a bath, a double shower cubicle, lavatory, heated towel rail wash hand basin and a window.

Integral Double Garage

This is a fantastic multifunctional space accessed through an internal door from the central hallway. There are also two up and over vehicle doors. The space benefits from electricity, lighting and a concrete floor throughout. Pedestrian door to the rear offers access to the rear garden. There are fittings for an electric car charging point should one require and ample space for two cars as well as space for shelving and storage.

OUTSIDE

Standing on a generous corner plot at the far corner of a small cul-de-sac. There is gateway access to either side of the house into the garden. The **Rear Garden** is level and neatly kept and fenced to the borders. There is a pleasant patio area off the kitchen and sitting room, ideal for entertaining. The current vendors have planted shrubs and have created a small pond and rockery area. To the front of the house is a double block paved driveway suitable for two cars.

EPC

Band C

GENERAL

- Mains Electricity
- Mains Water
- Mains Drainage
- Air Source Heat Pump
- Underfloor heating on ground floor and in bathrooms

LOCAL AUTHORITY

Forest of Dean District Council

VIEWING

Strictly by appointment with the Agents:
David James, Monmouth
Tel 01600 712916.

GUIDE PRICE

£525,000



PLANS AND PARTICULARS

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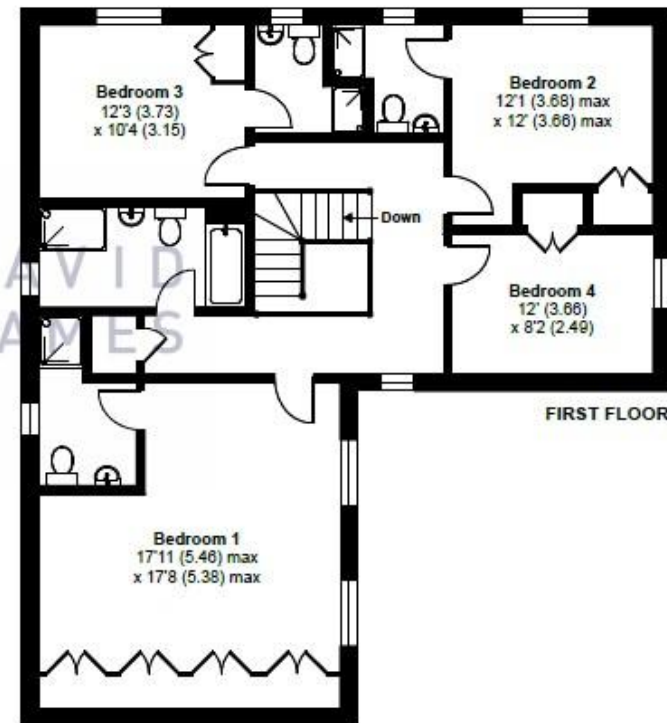
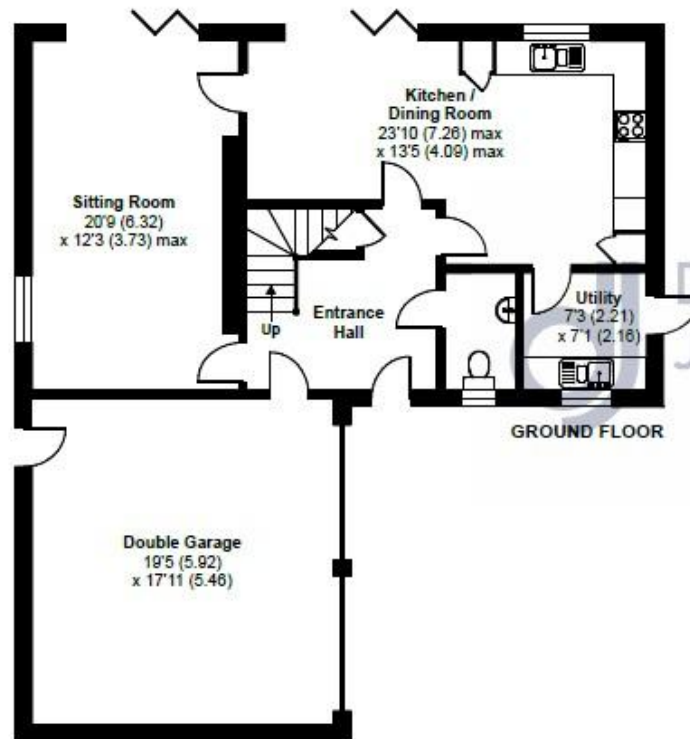
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Approximate Area = 1886 sq ft / 175.2 sq m

Garage = 351 sq ft / 32.6 sq m

Total = 2237 sq ft / 207.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David James. REF: 1433389