Oakwood Vale Lodges
Oakwood Road, Clements End



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Town and country properties

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Oakwood Vale Lodges

Oakwood Road, Clements End, Coleford

Occupying a tucked-away position in the heart of the Royal Forest of Dean, within an Area of Outstanding Natural Beauty, is this rare and exciting investment opportunity to acquire two luxurious and quality-built self-catering detached lodges, constructed in 2019. Holiday Let Use Only.

Asking price of £485,000

The lodges have striking timber-clad exteriors and are of traditional construction. Each lodge enjoys off-road parking and a private rear garden, offering excellent levels of privacy and capitalising on the outstanding surrounding woodland views, with raised decking areas and a hot tub. The Forest of Dean is highly regarded for its woodland walks, bike trails and idyllic scenery, making the Oakwood Vale Lodges an incredibly popular choice for holidaymakers.

Both lodges are fitted with double-glazed windows and doors, set beneath pitched roofs. They are meticulously maintained and immaculately presented, with a wealth of quality fixtures and fittings. Internal features include low-voltage downlighters, a freestanding feature wood burner, moulded skirting boards and architraves, hardwood doors and luxury vinyl tiling. Underfloor heating throughout with heated towel rails to the bathrooms. The lodges are accessed from the gravelled parking area, beneath a feature portico entrance and through a glazed door into:

SQUIRREL LODGE:

ENTRANCE HALLWAY:

An L-shaped hallway with an integrated cloaks cupboard providing ample storage. Doors into the following:

OPEN-PLAN KITCHEN/LIVING/DINING AREA: 4.88m x 7.40m (16'0" x 24'3")

A generously proportioned principal reception room with a window to the front, a tall window to the side and bi-fold doors to the rear, enjoying countryside views. An L-shaped laminate worktop with uprights and an inset stainless steel sink and four-ring electric hob, with stainless steel extraction hood over. A range of wooden-panelled cupboards and drawers are set beneath, with an integrated Lamona oven and dishwasher and space for a fridge/freezer. Complementary tall unit and matching wall-mounted cabinets. Contemporary gas-fired log burner set on a slate hearth.

FAMILY BATHROOM:

Frosted window to the front. A white suite comprising a low-level WC, vanity unit with inset wash basin and bath with mixer valve and shower head over, on an adjustable chrome rail. Extraction fan at high level.

BEDROOM ONE: 3.76m x 3.67m (12'4" x 12'0")

Window to the rear. Door into:

EN-SUITE SHOWER ROOM:
Frosted window to the side. A contemporary white suite comprising a low-level WC, vanity unit with inset wash basin and double-width shower enclosure with mixer valve and shower head on an adjustable chrome rail. Chrome ladder-style radiator and extraction fan at high level.

BEDROOM TWO: 3.79m x 2.52m (12'5" x 8'3")
Window to the rear elevation.

BEDROOM THREE: 2.23m x 2.48m (7'4" x 8'2")
Window to the front. Roof access hatch.

TREETOP LODGE:
ENTRANCE HALLWAY:
An L-shaped entrance hallway with an integrated cloaks cupboard providing ample storage. Doors into the following:

OPEN-PLAN KITCHEN/LIVING/DINING AREA: 4.88m x 7.18m (16'0" x 23'7")
A spacious principal reception room with a window to the front, a tall window to the side and bi-fold doors to the rear, opening onto the patio and enjoying far-reaching woodland views. An L-shaped laminate worktop with uprights and an inset stainless steel sink and four-ring electric hob, with stainless steel extraction hood over. A range of wooden-panelled cupboards and drawers are set beneath, with an integrated Lamona oven and dishwasher and space for a fridge/freezer. Complementary tall unit and matching wall-mounted cabinets. Contemporary gas-fired log burner set on a slate hearth.

FAMILY BATHROOM:
Frosted window to the front. A white suite comprising a low-level WC, vanity unit with inset wash basin and bath with shower head and mixer valve over. Extraction fan at high level.

BEDROOM ONE: 3.69m x 3.78m (12'1" x 12'5")
Window to the side with treetop views. Door into:

EN-SUITE SHOWER ROOM:
Frosted window to the side. A white suite comprising a low-level WC, vanity unit with inset wash basin and double-width shower enclosure with mixer valve and shower head on an adjustable chrome rail. Chrome ladder-style radiator and extraction fan at high level.

BEDROOM TWO: 3.78m x 2.49m (12'5" x 8'2")
Window to the rear elevation with woodland views.

BEDROOM THREE: 2.24m x 2.49m (7'4" x 8'2")
Window to the front.

SERVICES:
Mains electricity, water and drainage. Oil-fired central heating system. Council Tax Band TBC. EPC Rating C.

DIRECTIONS:
what3words ///yarn.marbles.obstruct

Roscoe Rogers & Knight would like to draw your attention to the following notes:
• These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
• Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
• We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
• None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





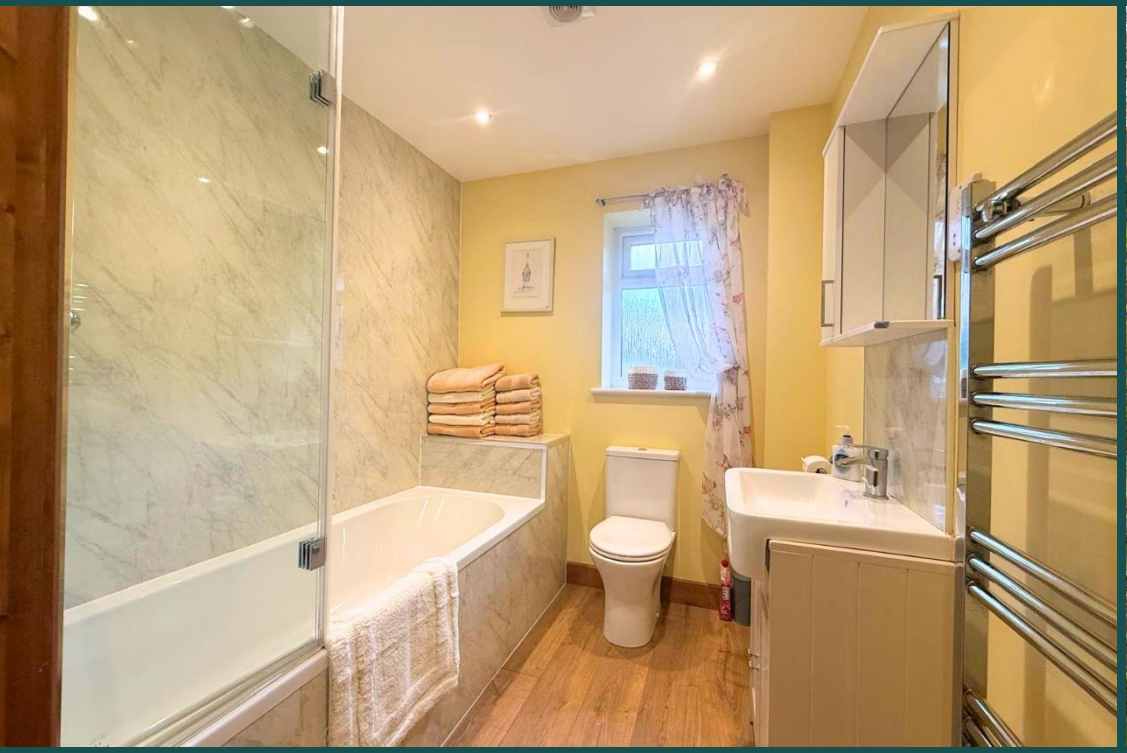




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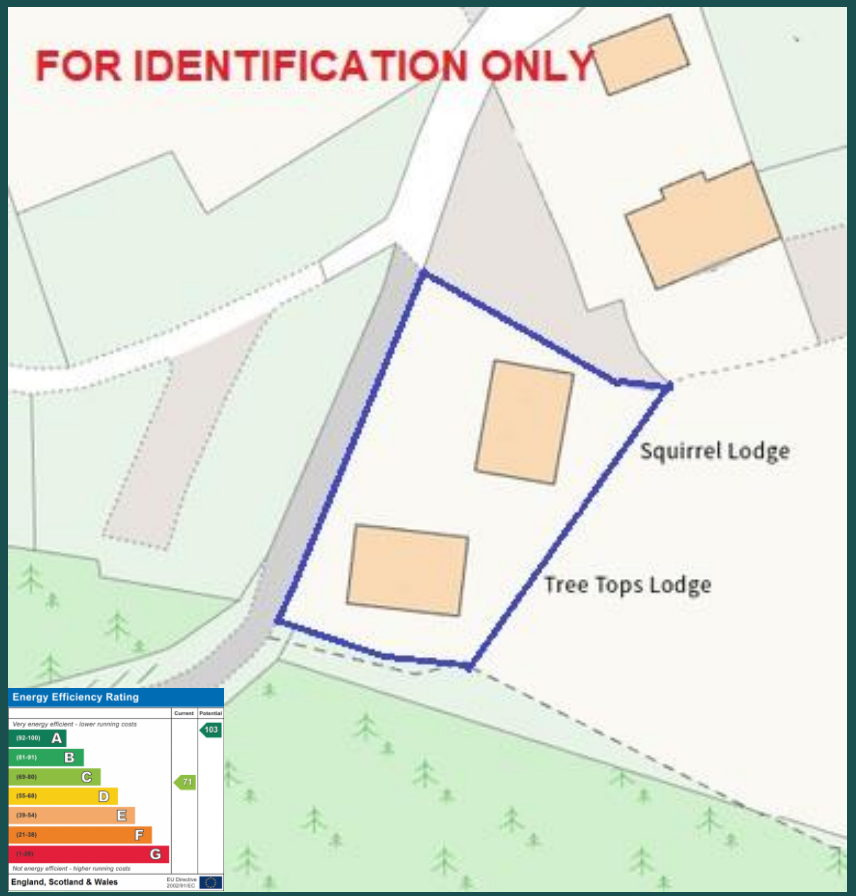








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