



 4
Bedrooms

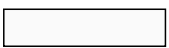
 3
Bathrooms



Guide price £489,000
The Old Forge, Marsh Way



Aroha properties are absolutely delighted to offer for sale this truly exceptional and unique four bedroom family home. Located in Sling with beautiful far reaching views towards open fields and woodland. This eco friendly home benefits from air source heat pump, underfloor heating throughout, solar panels and rainwater harvesting. The property is exceptionally spacious and has one bedroom located on the ground floor. Offered with no onward chain the property is ready to go!



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Reception Hallway

Wooden glazed entrance door gives access to an eye catching and spacious Reception Hallway. Having tiled flooring throughout and feature vaulted ceiling with bespoke Idigbow carpeted staircase to the first floor.

Two large Velux windows flood the room with natural light. Feature understairs storage step and door to understairs cupboard. Wall lighting with doors leading off and open into;

Kitchen | Dining Room

7.63m x 4.16m

UPVC double glazed patio doors to rear with inset windows. Large UPVC double glazed window overlooking the rear garden and further window to side elevation. This truly exceptional kitchen / diner has individually designed fitted base and eye level cabinets and drawers with rolled top work surfaces. Excellent range of Bosch fitted appliances to include five ring gas hob, dishwasher, double ovens and microwave. Composite 1 1/2 bowl sink and drainer with mixer tap over. Large breakfast bar area and space for dining table. Feature spot lighting and extractor fan. Tile effect flooring throughout and open into;

Utility Room

4.16m x 1.52m

UPVC double glazed windows to side and rear with half glazed door to garden. Range of base and eye level fitted units with rolled top worksurfaces. Space and plumbing for washing machine, spot lighting and tile effect flooring. Air source heat pump control unit.

Downstairs Cloakroom

2.46m x 1.15m

White suite comprising of; Low level, push button W.C and wash hand basin with mixer tap. Fully tiled with spot lighting and extractor fan.

Lounge

6.13m x 3.98m

Spacious and modern with large UPVC double glazed window to front elevation having views towards open countryside and woodland. UPVC double glazed patio doors give access to the front garden.

Beautiful feature open fireplace with stone hearth and wooden beam. Carpeted with spot lighting and picture windows framing the fireplace.

Bedroom 4 / Second Reception

4.19m x 3.16m

UPVC double glazed windows to front and side elevations. Carpeted with door to;

Study / En- Suite Potential

2.18m x 1.9m

UPVC double glazed window to side elevation. Previously used as a home office this room also has potential to be an En-suite for bedroom Four. Water feeds and soil pipe are already located for ease of conversion. Currently carpeted.

First Floor Landing

Beautiful bespoke galleried style landing with Velux windows, feature lighting and doors leading off. Large airing cupboard with an abundance of shelving and additional cupboard housing hot water tank.

Master Bedroom

4.49m x 4.28m

Exceptionally spacious and bright with spot lighting and Velux windows. Large sliding UPVC patio doors giving access to the feature enclosed balcony. Carpeted with door to En- Suite.

Balcony

4.28m x 1.55m

Beautiful balcony with wooden cladding and far-reaching elevated views. Two Velux windows and modern glazed railing.

En-Suite Shower Room

2.98m x 2.18m

Modern and spacious with Velux window. White suite comprising of; Low level push button W.C, double floating wash hand basin with mixer tap and mirror over. Large step in glazed double shower with rainfall shower and stainless effect controls. Tiled flooring and splashbacks

Bedroom Two

3.36m x 3.25m

UPVC double glazed window to rear elevation. Carpeted double room.

Bedroom Three

3.32m x 3.25m

UPVC double glazed window to rear elevation. Carpeted double room.

Family Bathroom

2.37m x 2.23m

Obscured UPVC double glazed window to rear elevation. Fully tiled with white suite comprising of; pedestal wash hand basin with mixer tap and mirror over. Low level push button W.C and P shaped panel bath with glazed shower screen. Power shower with rainfall attachment and stainless steel effect controls. Spot lighting and extractor fan.

Outside Space

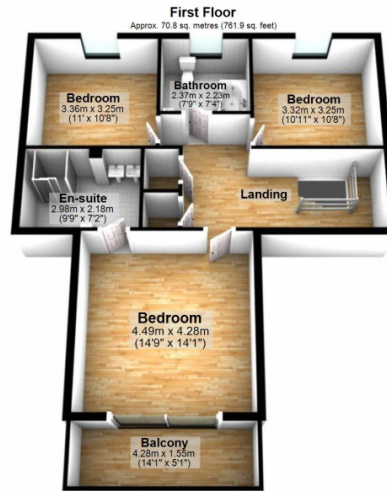
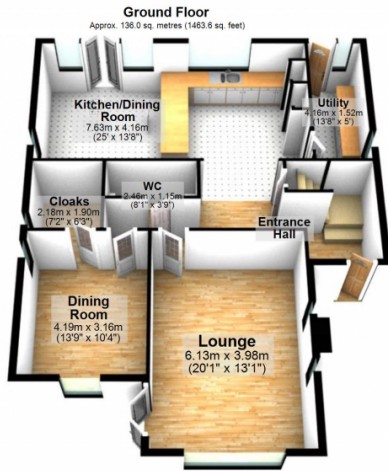
To the front of the property is a large double garage with spacious gravel driveway providing ample parking for 5-6 vehicles. Enclosed by stone walling and fencing. Slate paved steps lead to the front door and raised terrace seating area.

To the rear the enclosed garden has a large raised lawn area. The garden also benefits from a spacious gravelled area which is easy to maintain and ideal for outdoor seating. The property also has access via both sides.

Garage

6.12m x 5.83m

Large detached double garage with up and over door. Power & lighting.



Total area: approx. 206.8 sq. metres (2225.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

