

# 5 The Ryelands, Newent GL18 1UE

## Offers In The Region Of £335,000

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• Detached family home • Four bedrooms and three bathrooms • Accommodation over three storeys • Enclosed rear garden • Driveway and garage • Located in popular market town • EPC C76 • Forest of Dean District Council tax band E - £3095.73 (2026/27) Freehold

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**Entrance hall**
Stairs to the first floor with handy understairs cupboard, door to WC and further doors leading off to the living room and kitchen/diner.

**WC**
White suite, with a low level WC and hand wash basin, small window to side elevation.

**Living room**
Bay style window to front elevation.

**Kitchen/diner**
Open plan kitchen/diner with double doors out into the rear garden. The kitchen with a range of matching base and eye level units, integral double oven, five ring gas hob with extractor hood over, stainless steel sink with mixer tap, space for dishwasher, automatic washing machine, fridge/freezer. Window to rear overlooking the rear garden, wood laminate flooring and ample space for a dining table and chairs.

**First floor landing**

**Bedroom two**
Window to front elevation, built in double wardrobe with matching chest of drawers, door to;

**Ensuite shower room**
With suite with shower cubicle and shower unit, wash hand basin and WC.

**Bedroom three**
Window to rear elevation.

**Bedroom four**
Window to rear elevation.

**Family bathroom**
White suite comprising bath, hand wash basin and WC, obscure window to front elevation.

**Second floor landing**
Airing cupboard and door into bedroom.

**Master bedroom**
Located on the second floor with two double wardrobes, matching chest of drawers with both dormer style and window to front elevation.

**Ensuite shower room**
White suite with shower cubicle and shower unit, WC and hand wash basin.

**Outside**
Both the shared accesses to The Ryelands and the driveway are blocked paved. The driveway provides parking for two vehicles and leads to a single garage with up and over door.

Gated side access to the rear garden which is well enclosed with panel fencing. Flower and shrubs borders on three sides, timber shed and a paved patio area adjacent to the rear of the property.

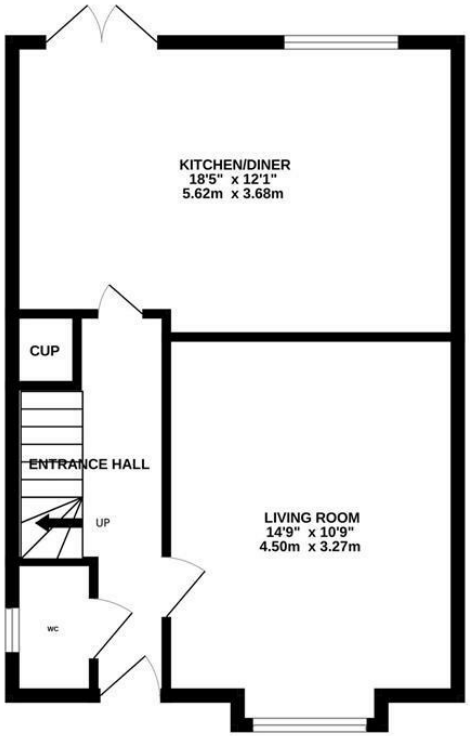
**Location**
Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. The town is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5.

**Material information**
Tenure: Freehold
Council tax band: E
Local Authority & rates: Forest of Dean District Council - £3,095.73 (2026/27)
Electricity supply: mains
Water supply: mains
Sewerage: mains
Heating: gas central heating
Broadband speed: Basic 15Mbps, Superfast 80Mbps, Ultrafast 10000Mbps
Mobile phone coverage: Three, vodafone, EE

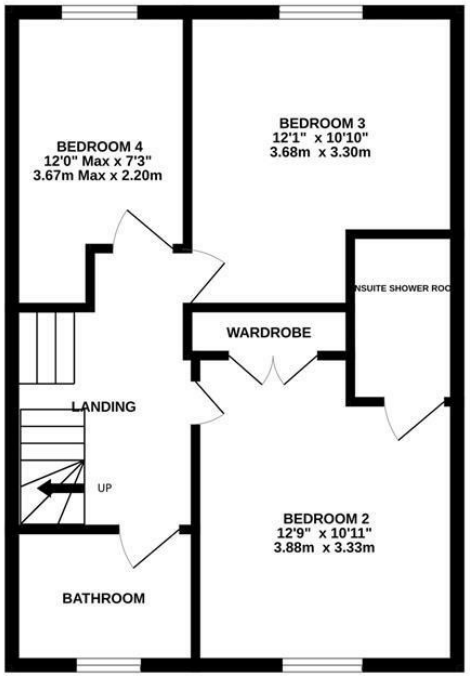




GROUND FLOOR




1ST FLOOR




2ND FLOOR




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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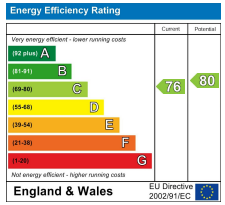
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

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