



**Oak House , Gorsley HR9 7SW**  
**£475,000**





# Oak House , Gorsley HR9 7SW

- Well presented family home
- Ample off road parking
- Close to primary school
- Air source heating
- Low maintenance gardens
- Council tax E
- EPC B81

**£475,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

## Entrance hall

Engineered oak flooring, doors leading off to ground floor accommodation and stairs to the first floor.

## Study

Window to the front aspect.

## Living room

Feature fireplace with Gorsley stone surround oak mantle with inset wood burning stove, engineered oak flooring and double doors to the garden.

## Cloakroom

WC hand basin and frosted window to the rear aspect.

## Kitchen/diner

Well appointed kitchen with a range of base and wall mounted units cupboards and drawers with granite worktops, Belfast style sink, integrated appliances to include dishwasher, washer/dryer, electric oven, induction hob and wine fridge. Dual aspect windows and stable door giving access out to the gardens.

## First floor landing

Access to loft space, cupboard housing water tank and doors off leading to bedrooms and bathroom.

## Master bedroom

Built in wardrobes with ample storage, window to front aspect ad door to ensuite.

## Ensuite shower room

Double shower enclosure with rainfall shower, wash basin, WC and heated towel rail. Frosted widow to front aspect.

## Bedroom two

Built in storage and window to front aspect.

## Bedroom three

Fitted wardrobe and window to rear aspect.

## Bedroom four

Window to side aspect plus sky light.

## Family bathroom

Modern white suite comprising bath with shower over, WC and wash basin plus skylight.

## Outside

Approached from the main road onto a private and gated driveway which leads to gravelled parking area. Steps lead down to front door. Gated side access leads around to the rear garden which boasts a deep terrace ideal for family bbq's, lawn area and garden shed.

## Location

Positioned in the heart of the sought after village of Gorsley, with a superb range of facilities such as post office, community hall and café all within walking distance, yet is within a few minutes' drive of the M50 motorway. The market town of Ross-on-Wye lies some 5 miles to the west, whilst the Cathedral City of Gloucester is some 9 miles away to the east. Gorsley is a village situated in the heart of the countryside of rural South Herefordshire straddling the border with Gloucestershire. The village is surrounded by woodland and overlooked by Linton Ridge and May Hill with the Malvern Hills and the Cotswolds, providing beautiful surroundings to enjoy walks and other outdoor activities. Gorsley is a friendly welcoming community with its Baptist Chapel, village hall, a primary school and nursery. There is also a public house where locals enjoy socialising and home made cuisine. The village has a bus service and good motorway links to the M50 and M5.

## Material information

Tenure - Freehold

Council Tax Band E

Forest of Dean District Council - £2,762.71 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank (shared)

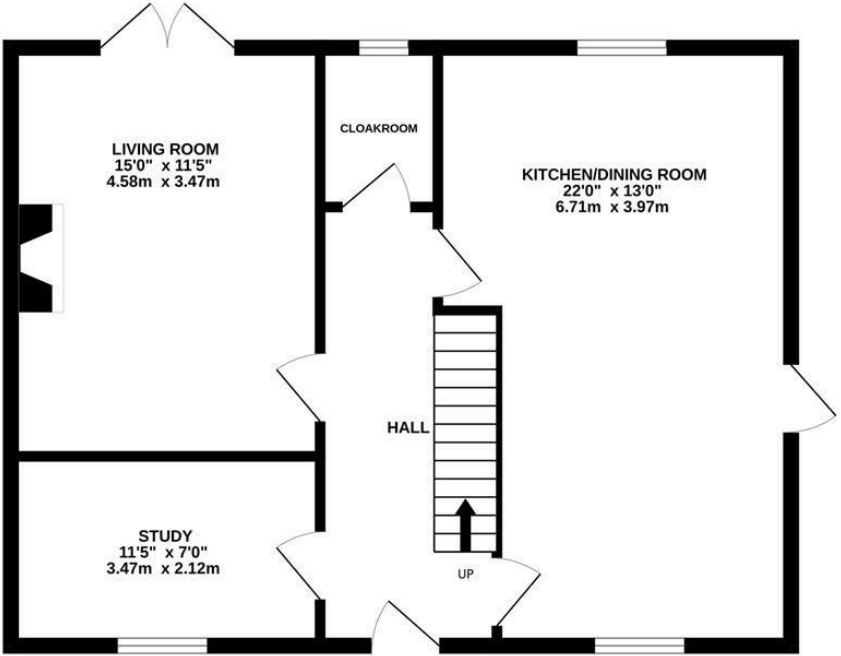
Heating: Air source heating with underfloor heating on ground floor

Broadband speed: Standard 18 Mbps, Superfast 62 Mbps

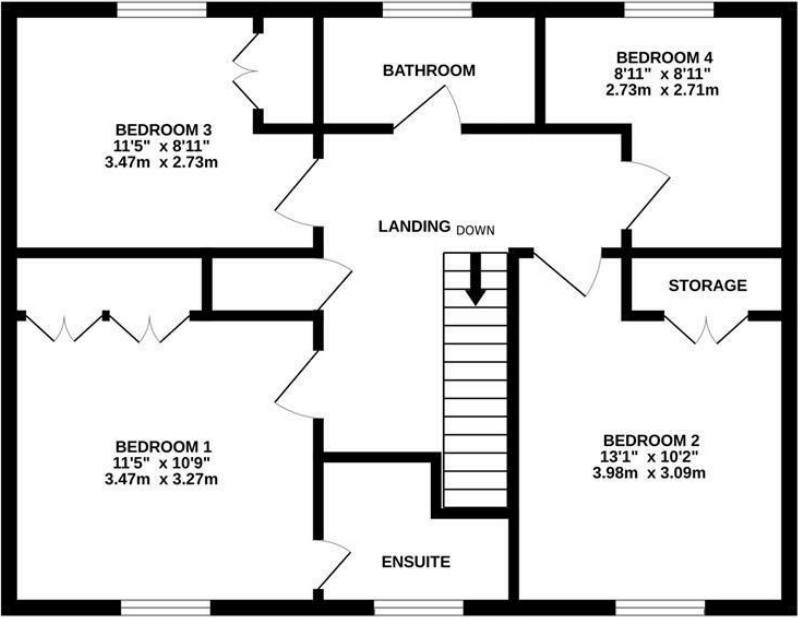
Mobile phone coverage: Vodafone, EE, Three and O2



GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

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.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

