Cliffords Mesne, Newent GL18 1JU

£875,000

naylor powell

Cliffords Mesne, Newent GL18 1JU

• Three bedroom detached country home • Tranquil location with enviable views • Generous plot size measuring in excess of 0.75 of an acre • Versatile outbuildings and workshop • Flexible living accommodation • Ground source heat pump and solar panels • EPC B84 • Forest of Dean District Council tax band G - (£4221.45 - 2026/27) Freehold

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Accommodation

Accessed via a solid oak front door under a porch, the entrance hall welcomes you into the cottage and you immediately get a feel for the quality of finish with oak skirting, staircase and doors alongside tiled flooring. All of the rooms are accessed from the hallway with the study boasting exposed timbers, storage cupboard and window to the front. The cosy lounge has a gorgeous fireplace with brick and timber surround with inset "Villager" woodburning stove, oak flooring, exposed ceiling timber and access out to the rear garden. There is also a practical cloakroom off the hall and access into kitchen and family room which is beautifully appointed with a comprehensive range of oak base units with granite worktop surfaces, matching eye level units, exposed timbers and central island. The kitchen opens up into dining/family space and is the perfect set up for family living and entertaining. There is limestone flooring throughout. An attractive archway opens up to the oak framed sun room with sky lantern providing dual aspect views across the garden and bi-fold doors to the patio area. There is a good sized larder cupboard and a useful utility room which also gives access outside.

Upstairs, the landing has a wonderful feature wall of exposed timbers and the oak continues with thumb latch doors and skirting throughout. There are three double bedrooms with the master boasting en suite shower room. The family bathroom is a delight with luxury and character the order of the day with exposed stonework and timbers alongside a full bathroom suite and double walk in shower.

Outside

A block paved driveway provides parking for several vehicles and access to double garage via twin up and over doors. The garage houses the PV panels controls and offers good eaves storage.

Side access leads around to the rear garden which has been separated into two sections. The first offers a large patio adjacent to the rear of the property with oak frame porch (off lounge), alongside a lawned area with flower beds inset mature trees and shrubs. A gravelled path leads down to the versatile brick built building which could be used as home office or studio and has potential for annexe/auxiliary accommodation (subject to necessary planning). It consists of entrance area with kitchenette and separate w.c and leads through to the main office/study space with power and electrics. The top section of the garden benefits from dog proof fencing and mature hedgerows.

The second section of the garden has been fenced off to provide a natural wild area and orchard with path leading to the workshop. There is also a five bar gate providing vehicular access. The workshop is a large and versatile space and provides two rooms with workbenches, power and lighting.

The garden benefits from lovely open aspect with far reaching views over agricultural land, with Huntley Woods close by. Total plot measure in excess of 0.75 of an acre.

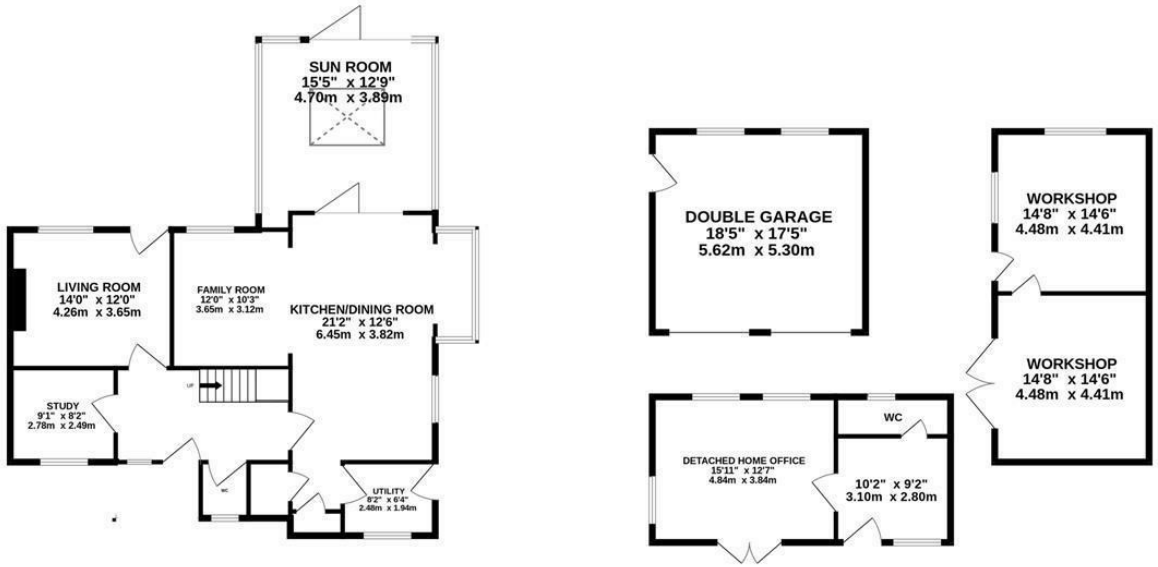
Location

Clifford's Mesne is a village in Gloucestershire, approximately 2 miles south-west of Newent. The village is also known for its close proximity to May Hill, owned by the National Trust. The Village Hall was fully refurbished in 2013 and holds regular social and music events.

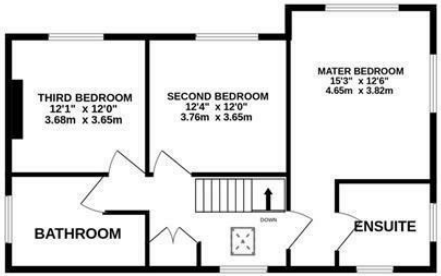
Material Information

Tenure: Freehold
Council tax band: G
Local Authority & rates: Forest of Dean District Council - £4221.45 (2026/27)
Electricity supply: mains
Water supply: Bore hole
Sewerage: private drainage
Heating: Ground source heat pump and underfloor heating throughout
Broadband speed: Basic 100 Mbps Loop Scorpio WIFI
Mobile phone coverage: EE, Vodaphone, O2

GROUND FLOOR



1ST 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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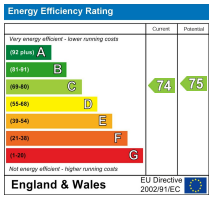

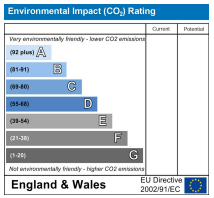

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