



**61 Meek Road, Newent GL18 1DX**

**£475,000**



## 61 Meek Road, Newent GL18 1DX

• Spacious four bedroom detached family home • Double garage and ample parking • Solar panels and battery • Car charging point • Low maintenance rear garden • Outlook onto green space • Forest of Dean Council tax band F - £3658.59 (2026/27) • EPC (92A)

**£475,000**

### Entrance Hall

Spacious entrance with feature stairs and railing, tiled flooring, under stairs storage, doors leading off.

### WC

White suite comprising WC, hand wash basin and tiled flooring.

### Study

Window to front aspect.

### Living Room

Generously sized living room with window overlooking the front with outlook over green space and established oak tree and French doors lead out onto the rear garden.

### Kitchen / Dining Room

Range of base and wall mounted white units with wood effect rolled edge worktop surfaces inset stainless steel single drainer sink unit with mixer tap,

integral dishwasher, integral fridge and freezer, eye level double oven and grill, worktop mounted four ring gas hob with splashback and cooker hood above, tiled flooring throughout, double doors leading through to the living room, window to the rear elevations and double French doors leading into the rear garden.

### Utility

Utility to provide extra cupboard space along with space for a washing machine and dryer. Window overlooking side aspect.

### Bedroom One

Double bedroom with built in wardrobes. Window overlooking the rear aspect.

### En-suite

Modern white suite comprising double shower cubicle, tiled splashbacks, WC, hand wash basin, heated towel rail, tiled floor and window to rear elevation.



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### **Bedroom Two**

Double bedroom with built in wardrobes. Window overlooking the rear aspect.

### **En-suite**

Suite comprising double shower cubicle, tiled splashbacks, folding door, WC, heated towel rail, hand wash basin, shaver point and tiled flooring.

### **Bedroom Three**

Double bedroom with a window overlooking the front aspect.

### **Bedroom Four**

Double bedroom with a window overlooking the front aspect.

### **Bathroom**

Modern suite comprising bath with direct feed shower over, WC, wash basin, part tiled walls, matt black heated towel rail and frosted window to side aspect.

### **Outside**

The property is approached via a block paved driveway providing parking for two vehicles which in turn leads to the double garage which has two aluminium up and over doors to the front, eaves storage space, power and lighting. Gated side access leads to the rear garden which offers easy maintenance with practical artificial lawn, pleasant patio with pergola and beds with established

trees and shrubs. There is also an electric car charging point.

### **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. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

### **Material Information**

Tenure: Freehold

Council tax band: F

Local authority and rates: Forest of Dean District Council - £3658.59 (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

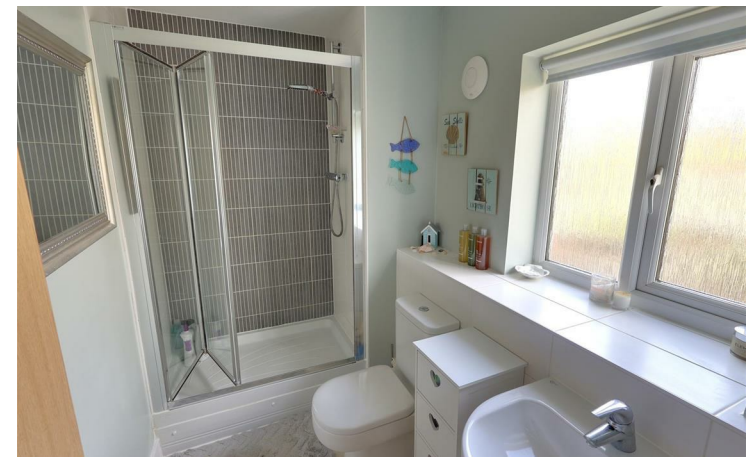
Broadband speed: Basic 13Mbps (ADSL), Superfast 48 Mbps (FTTC), Ultrafast 1800 mb (FTTP)

Mobile phone coverage: EE, Vodafone, O2, Three

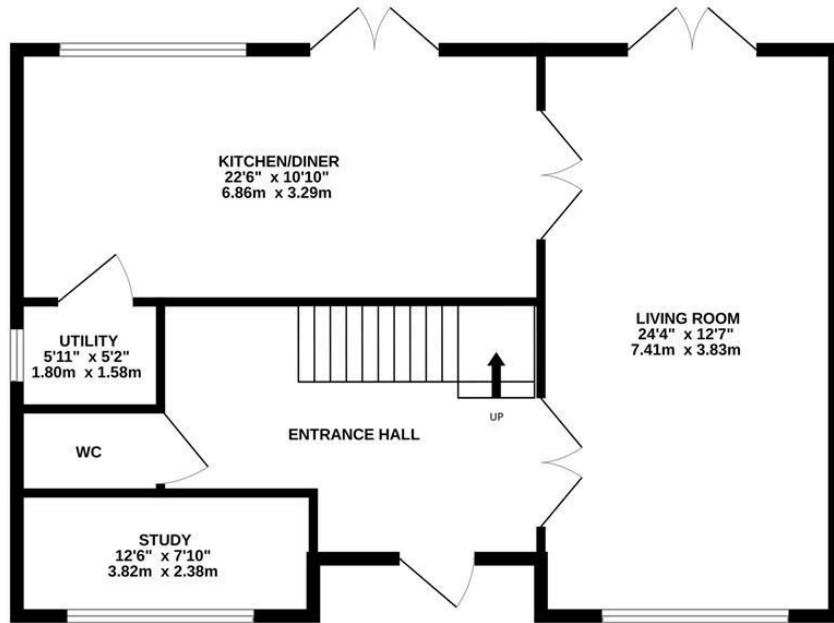
Solar panels and battery are owned outright. A 3.60 kWp solar array added



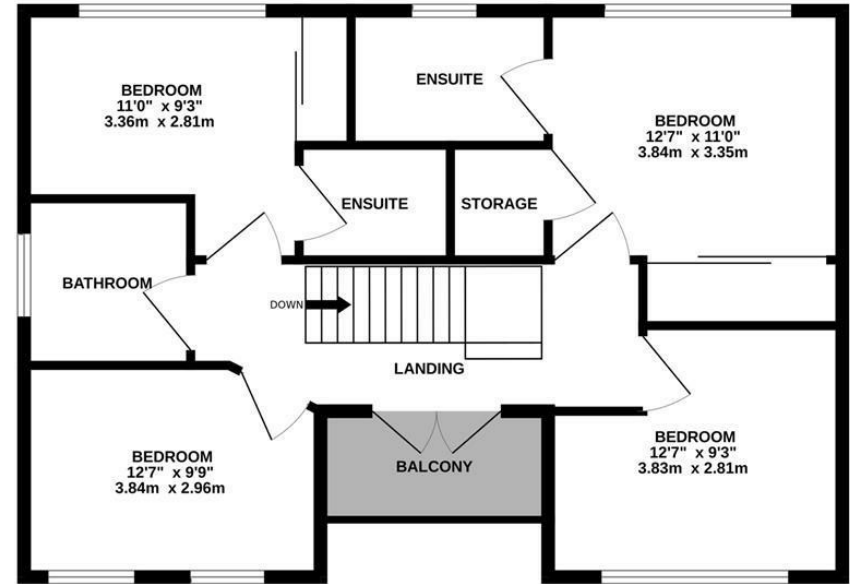
to the existing system making a total solar array of around 4.85Kwp and the property has a storage battery with a capacity of 9.5kWh, there is also a Zappi Car Charger.



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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