



The Ryelands, Newent GL18 1UE
£399,950



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• Four bedroom detached family home • Ensuite to main bedroom • Detached garage and off road parking • Private rear garden • Located in popular market town • Forest of Dean District Council tax band E - £3095.73 (2026/27) Freehold • EPC

£399,950



1 High Street, Newent, GL18 1AN

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Entrance Hall

A spacious entrance hall with stairs leading to first floors and doors leading off.

Living Room

A generously sized living room with a bay window to the front aspect.

Study

Window to front aspect.

Kitchen / Dining Room

Kitchen / dining room to include tiled flooring throughout along with a well appointed kitchen which boasts a range of floor and eye level units along with integrated appliances to include five ring gas hob with stainless steel splash back, eye-level double oven, one and a half bowl single drainer stainless steel sink unit with mixer tap and space for a dishwasher and a fridge/freezer. French doors leading out and a window overlooking the rear garden.

Utility Room

Utility room to include extra cupboard and worktop space along with space for a washing machine and a dryer. Door leading out to rear garden.

WC

White suite comprising hand wash basin and WC. Frosted window to side aspect

Bedroom One

Double bedroom with built in wardrobes and a window facing the front aspect.

Ensuite

White suite comprising shower enclosure with direct feed shower, WC and wash hand basin. Frosted window to side aspect.

Bedroom Two

Double bedroom with built in wardrobes and two windows facing the rear aspect.



Bedroom Three

Double bedroom with two windows facing the front aspect.

Bedroom Four

Window to rear aspect

Bathroom

White suite comprising bath with shower attachment, separate shower cubicle with direct feed shower, WC and wash hand basin. Frosted window to rear aspect.

Outside

To the front of the property is a block paved driveway for two vehicles. A pathway leads to the front door, with the front garden mainly laid to lawn, having mature flower and shrub borders. To the side of the property, a gate leads to the rear garden along a paved path. The rear garden is laid to lawn with a generous patio seating area and mature well-stocked flower and shrub borders. There is also a summer house. The garden is enclosed by fencing and has outside power points and lighting.

Location

The market town of Newent sits 8 miles northwest of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent

motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

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

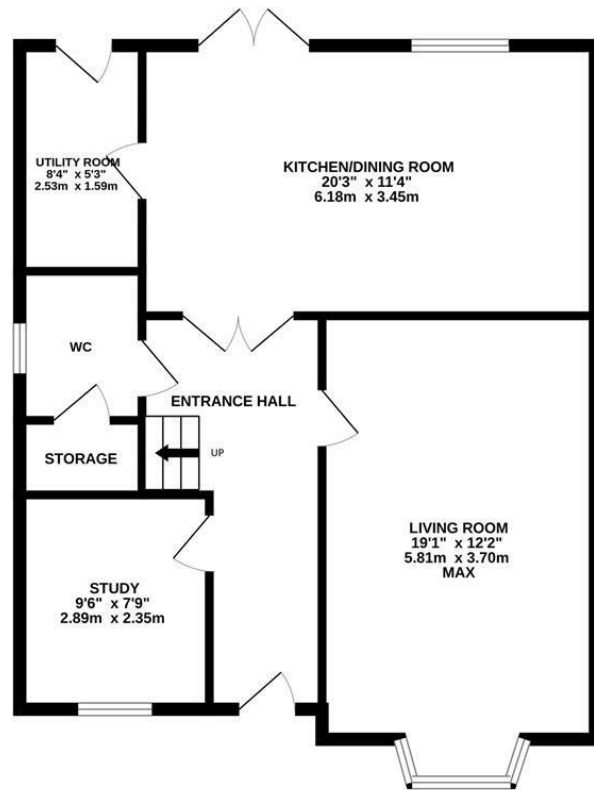
Broadband speed: Basic 15Mbps, Superfast 80Mbps

Mobile phone coverage: Three, Vodafone, EE

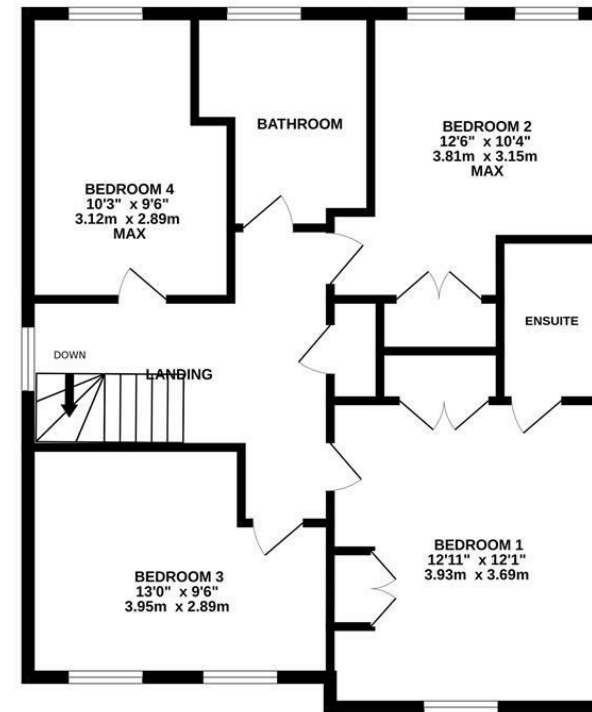




GROUND FLOOR



1ST FLOOR



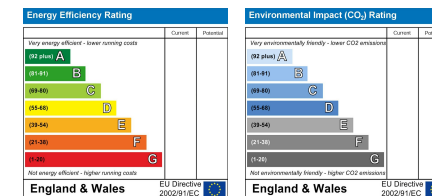
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