

Fox Cottage , Newent GL18 1HD

£515,000

naylor powell

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• Five bedroom detached family home • In a commutable distance to schools and amenities • Generous parking for up to 8 vehicles • Private rear garden backing directly onto greenery • EPC TBC • Forest of Dean District Council Tax band E - £3095.73 (2026/27)

£515,000

1 High Street, Newent, GL18 1AN

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Entrance porch
Entrance door into lounge with side windows

Conservatory
Views out to the garden with double doors leading outside.

Kitchen
Range of base and wall mounted units, integrated cooker with extractor hood above the hob. Two windows to rear aspect capturing the views of May Hill.

Family room
Accessed from the living room or kitchen. Large open fireplace, window to front elevation.

Living room
Windows to front elevation. Double doors leading through to the conservatory.

Utility
Worktop space with plumbing underneath for a dishwasher and washing machine. Window to rear aspect. Door leading out to the side of the property. The guest bedroom, shower room and staircase leading to bedroom 4 is accessed via the utility.

Shower room
A three piece suite comprising of a W/C, walk in shower and hand wash basin.

Guest Bedroom
Window to side and front aspect.

Bedroom 1
Accessed via the landing or bathroom. Fitted wardrobes and two windows to front elevation.

Bedroom 2
Accessed via the landing. Window to front and side elevation.

Bedroom 3
Accessed via the landing. Window to rear and side elevation.





Bedroom 4
Accessed from the staircase leading on from the utility. Window to side and front elevation.

Bathroom
White three piece suite comprising of a freestanding bathtub, W/C and hand wash basin. It is also tiled throughout. Window to rear aspect.

Outside
The property has good sized gardens which are accessed by a small lane into a large parking and turning area. This has two distinct garden areas to either side, laid predominantly to lawn a number of trees including fruit trees. There is flag stone patio area and a gated access via a gravelled and stepping stone path to the front of the property and to a further garden which is enclosed by a hedge with views to open farmland to the rear laid predominantly to lawn with trees and shrubs and a number of outbuildings.

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: E
Local authority and rates: Forest of Dean district council tax band E (£3095.73 2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: Oil
Broadband speed: Basic 9mbps Gigaclear ultrafast fibre optic 600mb
Mobile phone coverage: EE, Vodafone, Three & O2



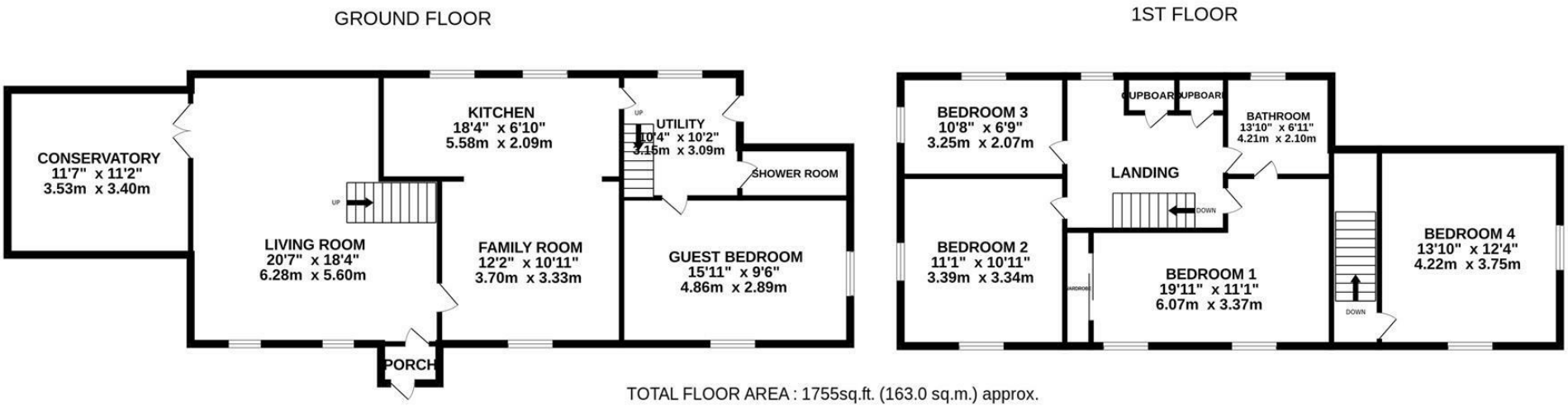












TOTAL FLOOR AREA : 1755sq.ft. (163.0 sq.m.) approx.

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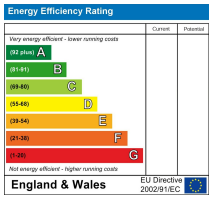
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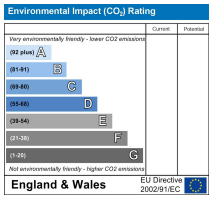
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange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





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