



**5 The Ryelands, Newent GL18 1UE**  
**£350,000**



## 5 The Ryelands, Newent GL18 1UE

• Detached family home • Four bedrooms and three bathrooms • Accommodation over three storeys • Enclosed rear garden • Driveway and garage • Located in popular market town • Council tax band E - £2951.87 (2025/26) • EPC C76

**£350,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Entrance hall

Stairs to the first floor with handy understairs cupboard, door to WC and further doors leading off to the living room and kitchen/diner.

### WC

White suite, with low level WC and hand wash basin, small window to side elevation.

### Living room

Bay style window to front elevation.

### Kitchen/diner

Open plan kitchen/diner with double doors out into the rear garden. The kitchen with a range of base and matching eye level units, integral double oven, five ring gas hob with extractor hood over, stainless steel sink with mixer tap, space for dishwasher, automatic washing machine, fridge/freezer. Window to rear overlooking the rear garden, wood laminate flooring and ample space for a dining table and chairs.

### First floor landing

### Bedroom two

Window to front elevation, built in double wardrobe with matching chest of drawers, door to;

### Ensuite shower room

With suite with shower cubicle and shower unit, wash hand basin and WC.

### Bedroom three

Window to rear elevation.

### Bedroom four

Window to rear elevation.

### Family bathroom

White suite comprising bath, hand wash basin and WC, obscure window to front elevation.

### Second floor landing

Airing cupboard and door into bedroom.

### Master bedroom

Located on the second floor with two double wardrobes, matching chest of drawers with both dormer style and window to front elevation.

### Ensuite shower room

White suite with shower cubicle and shower unit, WC and hand wash basin.

### Outside

Both the shared accesses to The Ryelands and the driveway are blocked paved. The driveway provides parking for two vehicles and leads to a single garage with up and over door.

Gated side access to the rear garden which is well enclosed with panel fencing. Flower and shrubs borders on three sides, timber shed and a paved patio area adjacent to the rear of the property.

### 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 is the 'jewel of the town'. The town is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5.

### Material information

Tenure: Freehold

Council tax band: E

Local Authority & rates: Forest of Dean District Council - £2951.87 (2025/26)

Electricity supply: mains

Water supply: mains

Sewerage: mains

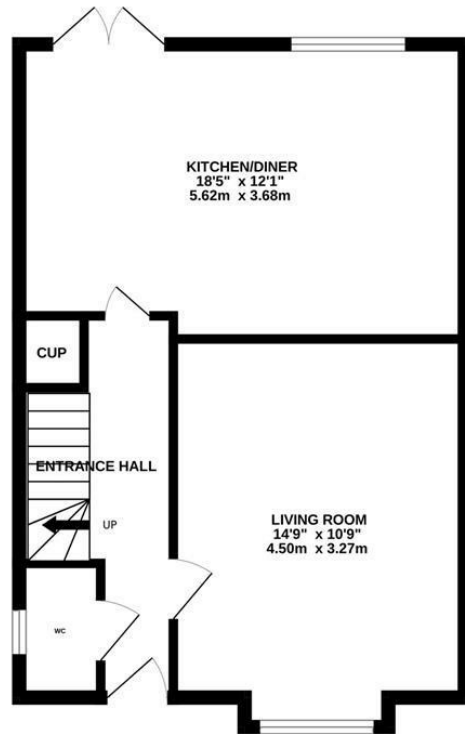
Heating: gas central heating

Broadband speed: Basic 15Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

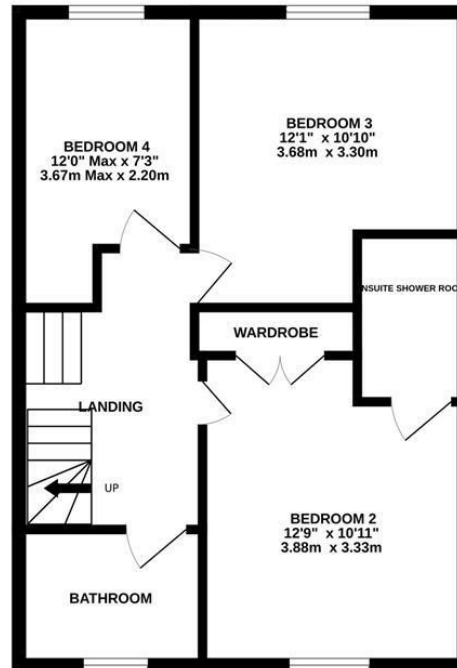
Mobile phone coverage: Three, vodafone, EE



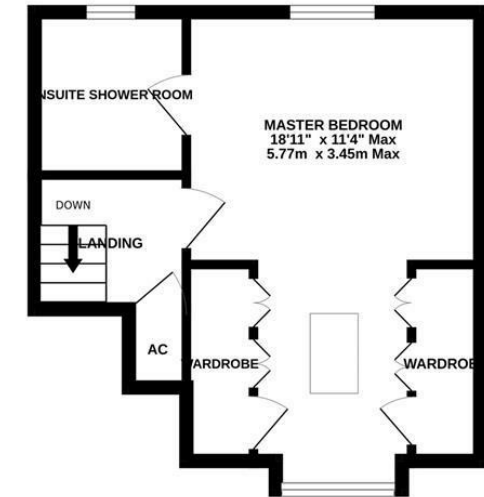
GROUND FLOOR



1ST FLOOR



2ND 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.  
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.

