



12a Drovers Way, Newent GL18 1ET
£279,950



12a Drovers Way, Newent GL18 1ET

• Three bedroom detached family home • Ensuite to main bedroom • Parking and Garage • Located in the market town of Newent • No onward chain • EPC (tbc) • Forest of Dean district Council tax band D - £2532.87 (2026/27)



1 High Street, Newent, GL18 1AN

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www.naylorpowell.com

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Entrance Hall

Stairs to first floor with storage cupboard under, further cupboard housing the boiler. The kitchen, cloakroom and living room can be accessed via the entrance hall.

Cloakroom

Includes a WC and hand wash basin.

Living Room

Window to front aspect of the property. Double doors leading to the kitchen/dining area and a singular door leading to the entrance hallway.

Kitchen/Breakfast room

Ample storage in a range of matching floor and eye level units with an integrated electric oven, four ring gas hob, extractor hood and a stainless steel sink, ample work surface space and breakfast bar. Additional space for a fridge/freezer and washing machine.

Window situated above the sink, facing to the rear aspect. Double doors leading out to the rear garden.

Master Bedroom

Window to the rear aspect of the property and door to ensuite.

Ensuite

Modern, white suite comprising WC, wash basin and shower enclosure with a direct feed shower.

Bedroom Two

Window to front aspect of property.

Bedroom Three

Window to rear aspect of property.

Family Bathroom

White suite comprising a bath with a shower attachment, hand basin and WC. Frosted window to front aspect.



Outside

The rear garden is mainly laid to lawn with a variety of mature shrubs and trees. There is a patio area off the double doors and side access. The garage can be accessed from the rear garden through a doorway or from the front of the property through the main garage door. The garage has lighting and electricity and measures (6.71m x 2.97m).

Location

Newent is a small market town 8 miles north west of Gloucester, on the northern edge of the Forest of Dean, surrounded by various villages and with easy access to other towns such as Ross-on-Wye and Ledbury. Newent has various buildings of a historical nature, beautiful walks and its own picturesque lake. It has a thriving high street including butchers, bakers, hardware store and cafes. This town has a real sense of community, with various sports clubs and activity groups for those with different interests for all ages. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. The town also has good public transport links to surrounding villages and towns and excellent motorway links to the M50 and M5.

Material Information

Tenure: Freehold

Council tax band: D

Local Authority & rates: Forest of Dean District Council - £2532.87 (2026/27)

Electricity supply: Mains

Solar Panels owned by the property

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

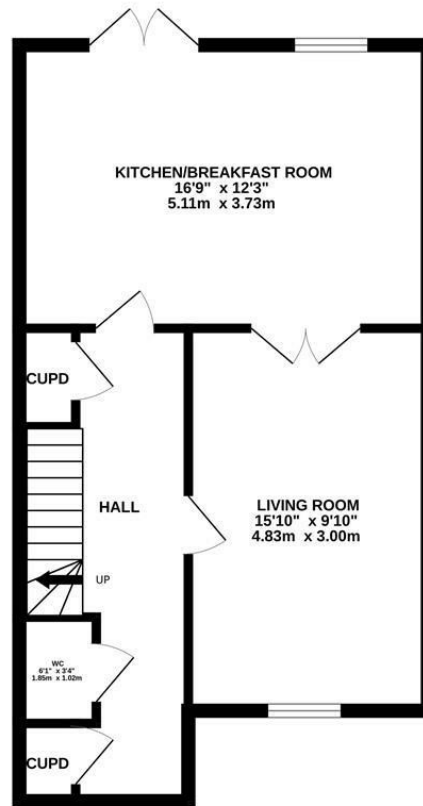
Broadband speed: Basic 12mb, superfast 44mb

Mobile phone coverage: EE, Three, O2, Vodafone

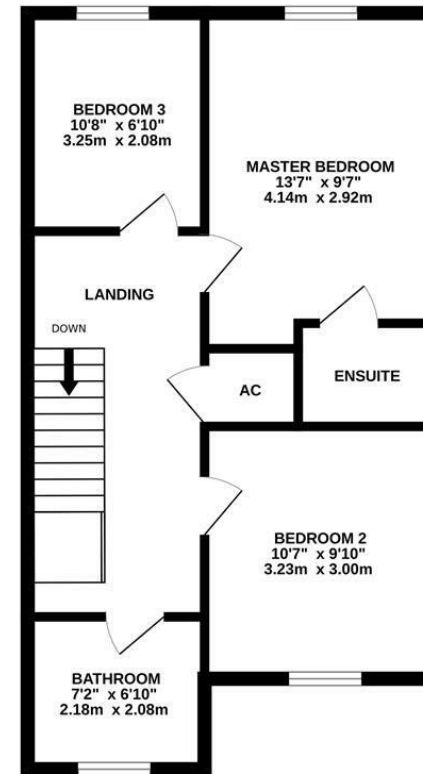




GROUND FLOOR



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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