



3 Goose lane, Westbury-On-Severn GL14 1QX

£325,000



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• Two bedroom barn conversion • Private garden • Off road parking • Potential to extend subject to planning • Character features • Grade 2 listed (epc exempt) • Tax band C • No chain

£325,000



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Living / dining room

Windows to the front and rear elevations of the property and also a door leading out to the rear. Character features such as a gas fireplace and exposed beams.

Kitchen

Kitchen to include ample storage in a range of floor and eye level units, accompanied by a integrated appliances to include electric oven, a four ring induction hob and extractor hood. Additional space for fridge and plumbing for a dishwasher.

Utility cupboard

Previously a cloakroom and plumbing remains should you wish change back. Now the space has plumbing for automatic washing machine and option to stack tumble drier.

Master bedroom

Double bedroom with exposed timber beam. Two windows to rear elevation.

Second bedroom

Window to front elevation and feature exposed timbers.

Bathroom

White suite comprising of a bath with a overhead shower, WC and a hand wash basin.

Outside

To the front of the property you have a paved parking area with space for two vehicles. A front lawn with mature trees with a pathway leads to the front door. There is a gravelled path with open access to the side of the barn which leads to

the rear garden and features a generous patio area ideal for alfresco dining, an expanse of lawn, a large, raised vegetable productive area and a good sized stone and block built shed (3.56 x 2.03). The rear garden backs onto surrounding farmland and offers a peaceful and quiet back drop.

Location

The rural village of Westbury on Severn offers an idyllic location for those seeking to enjoy a slower pace of life whilst having access to various amenities to include two primary schools, post office, public house, dentist, active parish hall and rugby football ground. With various travel links and public transport, the village sits a short 10 miles from the historic city centre of Gloucester which offers access to larger superstores, shops and eateries, secondary schooling and train station with direct lines to London Paddington.

Material information

Tenure - Freehold

Grade Two Listed

Council Tax Band C

Forest of Dean District Council - £1923.69 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil central heating

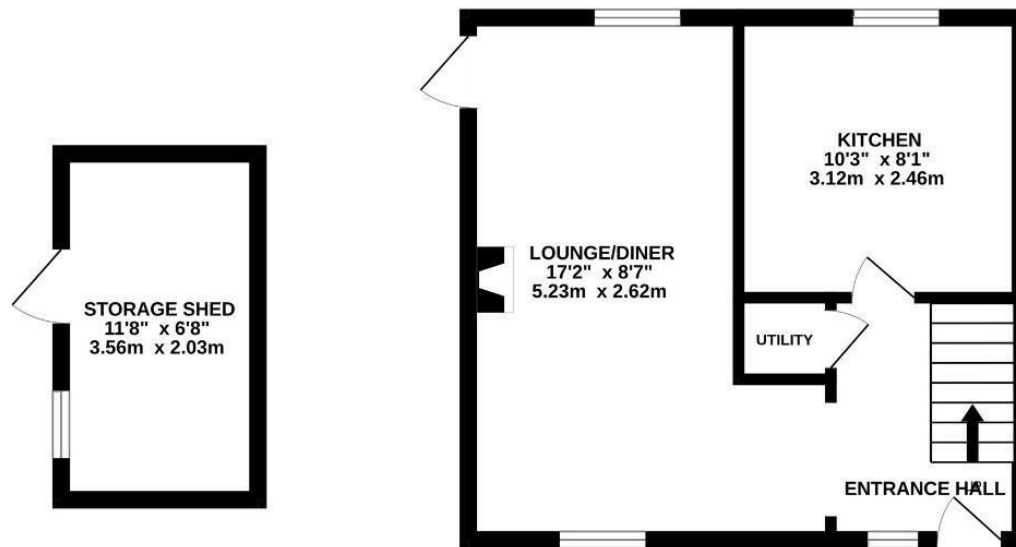
Fire in living room: LPG bottles

Broadband speed: Gigaclear fibre connected 500mbps

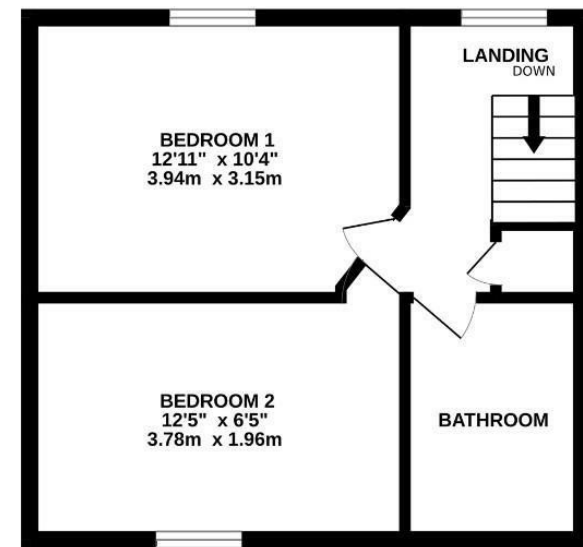
Mobile phone coverage: Vodafone, EE and O2



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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