



**Waycotts , Newent GL18 1HE**  
**£465,000**



## Waycotts , Newent GL18 1HE

• Charming detached country cottage on the outskirts of Newent • Rural views to the rear overlooking farmland and towards May Hill • Fantastic studio space with power and WC • Half an acre plot with areas for alfresco dining • Ample off-road parking for around eight vehicles • Offered with no onward chain • Forest of Dean District Council, Tax Band E - £2,951.87 (2025/26) • EPC E42

**£465,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Living and Dining Room

A half-glazed stable door with pitched porch roof leads into the charming living room. The room boasts solid wood herringbone flooring, a brick fireplace with inset woodburning stove, French doors to the garden and a rear aspect window with far reaching views towards May Hill. A door leads to the study and an archway opens into the kitchen.

### Kitchen

The well-appointed kitchen comprises a range of modern base and eye level cupboards with marble effect worktops and upstand. A one and a half bowl stainless steel sink unit with draining board and mixer taps sits below a window to the rear aspect overlooking the surrounding farmland and boasting views toward May Hill. Further integrated appliances include a wine cooler, eye-level double oven

and induction hob plus dishwasher and under counter space for further appliance. A glazed door leads into the sun room.

### Study

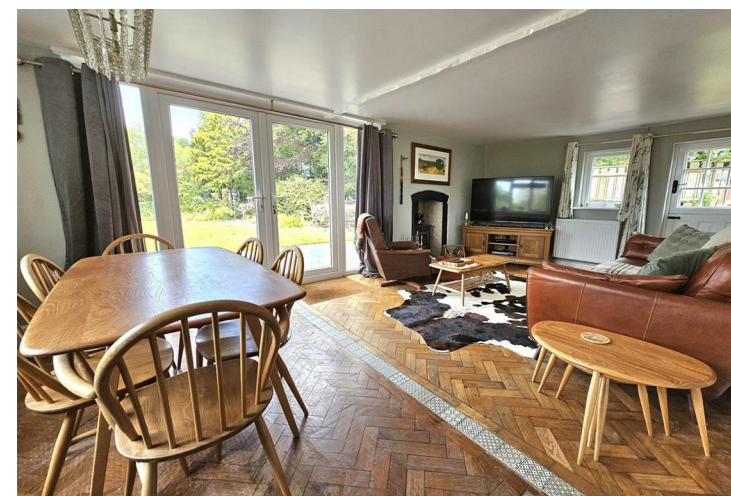
The study which is located at the front of the property has solid wood herringbone flooring and custom built book shelving and desks. There is a window to the front aspect with a purpose built seat with storage, spotlights and a modern upright radiator. Stairs take you to the first floor and a door leads to bedroom three.

### Bedroom Three

This bright room has a window to the front and a window to the side. A sliding door leads into the ensuite shower room.

### Shower Room

Modern suite with shower enclosure and direct feed shower, WC and hand basin.



### Sun Room

Accessed from the kitchen and studio, the light and airy sun room has been cleverly designed to link the living accommodation with the work space. The room enjoys an abundance of natural light from the sky light, large picture window to the rear with far reaching views and glazed double doors to the front. The flexible space has a decorative tiled floor, spotlights and access into the studio.

### Bedroom One

Off the first floor landing, sliding barn door leads into the main bedroom which spans the depth of the home. The room has been cleverly designed to incorporate a walk-in wardrobe. There are windows to the front and side aspect plus French doors with Juliette balcony offering outstanding views towards May Hill and over the countryside.

### Bedroom Two

The double bedroom has a useful storage/wardrobe space and windows to the front and side aspect.

### Bathroom

The stylish and contemporary bathroom features a beautiful, oval freestanding bath positioned next to a picture window with rural views. There is also a double

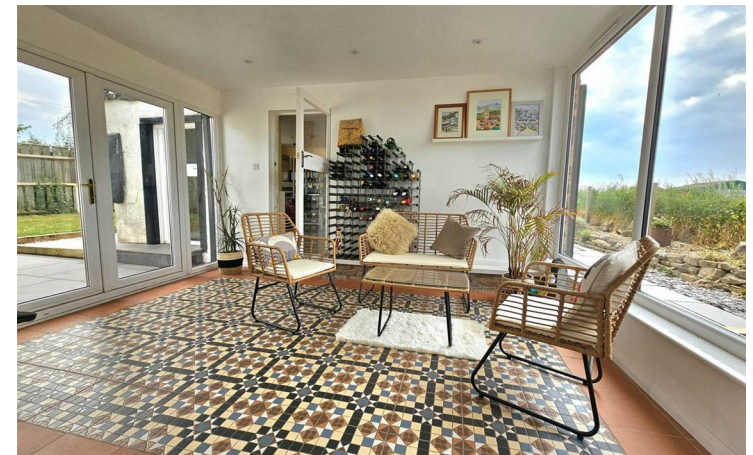
shower enclosure, WC, wall mounted, vanity wash basin, heated towel rail and a second rear aspect window.

### Studio/Work Space

Formerly a double garage, the building has been transformed into a dog grooming salon/studio and offers scope and potential for a variety of uses. There is an open work space with double doors to the front accessed from the parking area, windows to front and side, plumbing for washing machines, ample power points, large separate storage room with garage door to the front still in place and a separate WC.

### Outside

There is ample parking at the property with space for at least eight vehicles and the scope to build garaging or car port (subject to relevant planning permissions). Gated accesses leads around to the gardens. To the front is a small area of lawn and to the rear and side are the main gardens which are interesting and diverse and consist of expanse of slate patio area and a raised decked both ideal for alfresco dining and taking in the views! There are mature beds and borders, an expanse of lawn and a wildlife area full of native shrubs, trees and plant life. The whole plot measures over half an acre.



## Location

Nearby 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. Newent is served by three schools, all within the town, a doctors surgery and

dentist, Sports & Leisure Centre. With excellent motorway links to the M50 & M5.

## Material information

Tenure: Freehold

Council tax band: E

Local authority and rates: Forest of Dean  
£2,951.87 (2025/26)

Electricity supply: Mains

Water supply: Mains

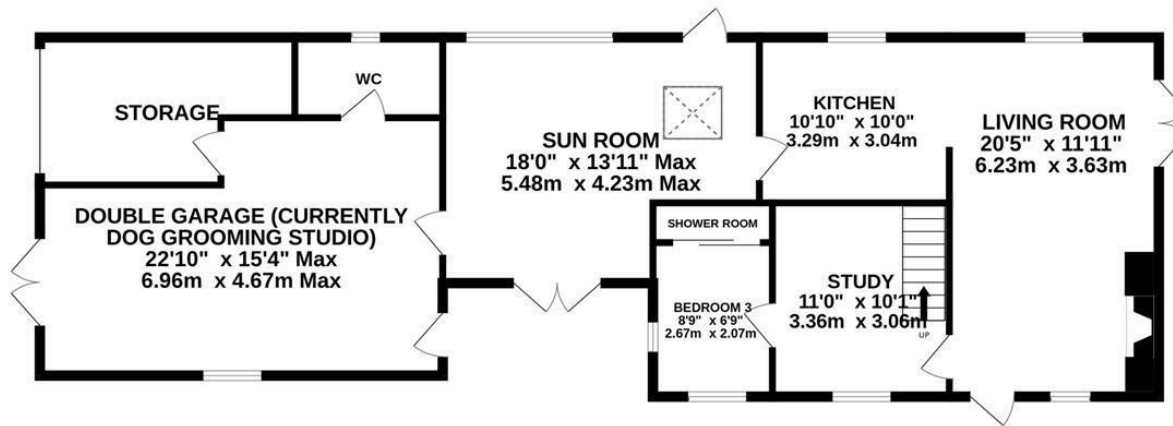
Sewerage: Private septic tank

Heating: LPG gas

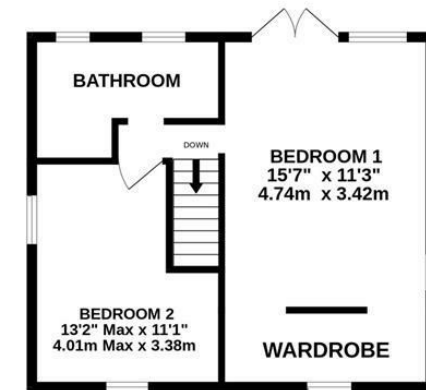
Broadband speed: Basic 5 Mbps plus  
Gigaclear fibre with super fast connection  
Three, EE, O2 and Vodafone



GROUND FLOOR  
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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.  
Made with Metropix ©2025

1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

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.

