



**Crofton Aston Ingham Road, Newent GL18 1NR**

**£725,000**





## Crofton Aston Ingham Road, Newent GL18 1NR

• Country cottage with detached annexe • Character features alongside eco friendly improvements • Ample off-road parking • Versatile accommodation ideal for multi-generational setup • Plot measuring 0.37 of an acre • EPC's B91 & D62 • Forest of Dean District Council - tax band G £3767.34 (2025/2026)

**£725,000**



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### Entrance Hall

Accessed from the driveway and currently utilised as a play room with windows to both sides and door leading into the house.

### Dining Room

Characterful room with quarry style floor tiles, inglenook fireplace with inset gas fired stove and original feature bread oven. There are stairs to first floor with storage cupboard under, large window seat to the front aspect and doors leading off to kitchen and living room.

### Living Room

A generous space with fireplace as the focal point with stone surround and inset "Clearview Vision" wood burning stove, parquet wooden flooring, door to kitchen and rear garden and double doors into conservatory.

### Conservatory

Sliding doors out to gardens and views over the grounds.

### Kitchen

A range of base units with work tops over and eye level cupboards, built in electric oven and gas hob, space for under counter appliances, stainless steel sink unit, window to the rear aspect over looking the gardens and extremely practical walk in pantry cupboard with shelving.

### Utility Area

Plumbing and space for washing machine and a further appliance, door to outside and door to WC.

### WC

WC and wash basin.

### Bedroom One

The main bedroom has window to the



front aspect, three built in storage cupboards and boasts a feature decorative fireplace.

### **Bedroom Two**

Window to the front aspect.

### **Bedroom Three**

Window to the rear aspect and cupboard housing boiler and water tank.

### **Bedroom Four/Office**

A walk through room ideal as office space or additional bedroom with window to rear aspect overlooking the gardens and built in storage cupboard.

### **Bathroom**

White suite comprising bath with shower over, WC and wash basin, attractive Mandarin stone tiling and window to rear aspect.

### **Shower Room**

Suite comprising shower enclosure, WC and vanity wash basin.

### **Outside**

The property is approached via five bar gate off the road and boasts a gravelled driveway and parking area for several vehicles, an original well and gated access to the gardens. There is also storage areas at the front of the annexe that formed part of the original garage. The gardens offer a variety of interesting

areas including expanses of lawn, established beds and borders with an array of mature shrubs, plants and flowers. There is an excellent productive area with raised vegetable beds, greenhouse and sheds and chicken coop. Off the rear of the home is a generous Indian slate patio area ideal for alfresco dining. There is also a summer house.

### **Detached Annexe**

The annexe is a superb space all on one level to enable multi-generational living or indeed offer the scope for rental income. The living space is an open plan area with well appointed kitchen, opening up to dining and living room. There is a utility room and WC. The living room has large double doors leading out to the gardens. The large bedroom has a range of built-in wardrobes and storage, further double doors to garden and a luxury ensuite shower room. Outside, the annexe has a private garden with modern, 'Booth' aluminium garden studio benefiting from air-conditioning. The annexe has it's own combi boiler.

### **Location**

The property is located a stones throw from Aston Ingham with its ever popular cricket & tennis club, the neighbouring communities of Newent & Gorsley, both





offer schools and public amenities. In the nearby Forest of Dean you can enjoy many activities such as walking, cycling & canoeing at Symonds Yat to name just a few! This area of Gloucestershire is in close proximity to the Welsh border whilst also offering easy access to the Cotswolds, where there is much to explore.

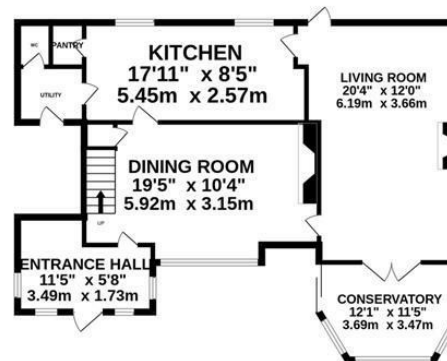
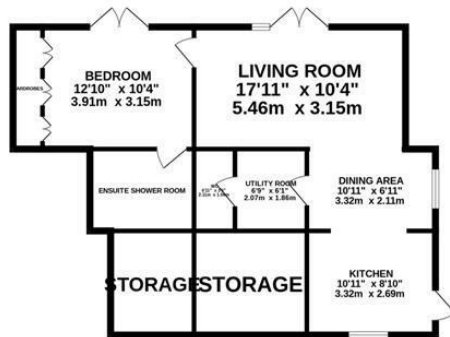
### Material Information

Tenure: Freehold  
Council tax band: G  
Local Authority & rates: Forest of Dean District Council - £3767.34 (2025/2026)  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Private water treatment plant recently installed in the driveway  
Heating: Mains gas.  
Broadband speed: Basic 6 Mbps, Ultrafast

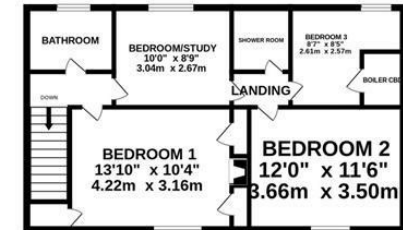
1800 Mbps  
Mobile phone coverage: EE, Vodafone, O2  
Solar panels with batteries are owned outright and service the hot water and electrics for both the main house and the annexe.  
Heat recovery system in annexe



GROUND FLOOR  
1618 sq.ft. (150.3 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 2214 sq.ft. (205.7 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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