# Rose Cottage Bury Bar, Newent GL18 1PT

**£425,000**

naylor powell

# Rose Cottage Bury Bar, Newent GL18 1PT

• Characterful family home with exposed Gorsley stone and timber beams • Generous garden with patio and allotment area to the rear • Convenient for amenities within the market town of Newent • Underfloor heating in the ground floor and air conditioning in the master bedroom • Master bedroom with en-suite shower room • Garage and parking for a small vehicle • Courtyard garden conveniently situated off the kitchen/diner • EPC D59 • Forest of Dean District Council tax band D - £2532.87 (2026/27)

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## Entrance Hall
Entrance via an oak front door with decorative glazing. The hall has slate effect floor tiles and doors leading to the living room and sitting room.

## Living Room
An open fireplace with original Victorian tiles creates a lovely focal point to this welcoming room. A double-glazed sash window overlooks the front aspect and built-in alcove cupboards provide useful storage space.

## Sitting Room
An additional living space is conveniently situated next to the kitchen/dining room. A window overlooks the side of the property and slate effect tiles with underfloor heating continue through the ground floor. There is a brick built fireplace with oak mantle and wood burning stove. The character of the property is further exposed with the timber ceiling beams. A door leads you to the cellar and stairs take you to the first floor.

## Kitchen/Dining Room
This space has been beautifully designed with family living in mind. The modern oak sits seamlessly next to the exposed, Gorsley stone walls. The dining area is located in the centre of the room next to the oak bi-fold sliding doors which take you out to a private courtyard, perfect for alfresco dining!
The well-appointed kitchen comprises a range of eye level and floor mounted, cream shaker units with solid beech worktops and breakfast bar. There is an integrated Belfast sink with carved draining board and stainless-steel mixer tap sat beneath a window overlooking the courtyard. A range of integrated appliances include a dishwasher and a Smeg range style cooker. There is further space for a fridge/freezer and LED plinth lighting. An oak door leads to the utility room.

## Utility Room
A range of wall and base mounted units with a single stainless-steel sink and mixer tap. The slate effect tiled flooring with underfloor heating continues from the kitchen. There is plumbing for a washing machine and doors leading to the cloakroom and external oak stable door to the rear garden.

## Cloakroom
A white WC with integrated sink above.

## Landing
Two double glazed windows overlook the side aspect. There are exposed timber beams on the walls and a cupboard housing the underfloor heating controls and combination boiler. Oak doors lead off to the four bedrooms and family bathroom.

## Master Bedroom
This bright room enjoys natural light from the two, double glazed sash windows overlooking the front aspect. An original fireplace sits between alcove storage cupboards. There are exposed beams to the ceiling and a dual function hot or cold air conditioning unit.

## En-Suite Shower Room
A low level WC with wash hand basin with storage below and mirrored vanity unit above. Fully tiled shower cubicle with mains feed shower over, heated ladder style towel rails and extractor fan with light.

## Bedroom Two
Double glazed window to the rear aspect, overlooking the garden

## Bedroom Three
Double glazed window to the rear aspect, overlooking the garden.

## Bedroom Four/study
Double glazed window to the rear aspect, overlooking the garden, built in shelves and a door leading out to the garden.

## Family Bathroom
A white suite comprising a free standing, roll top bath, pedestal wash hand basin, low level WC and corner shower cubicle. Stone effect tiled flooring with underfloor heating and a double-glazed window overlooking the side aspect.

## Cellar
A flexible space situated under the sitting room with power and light.

## Garage
Attached to the property is the garage which is larger than a single with double doors plus pedestrian door to the front, power and lighting and further double doors to the rear which leads to the courtyard garden.

## Outside
To the front of the cottage is a driveway with parking for one small vehicle which leads to the garage. Steps up to the front door and a stone patio area. Accessed via the bifold doors from dining area is a pleasant courtyard garden enclosed by white rendered walls and a Gorsley stone feature wall, natural stone flooring, storage shed and an outside tap.

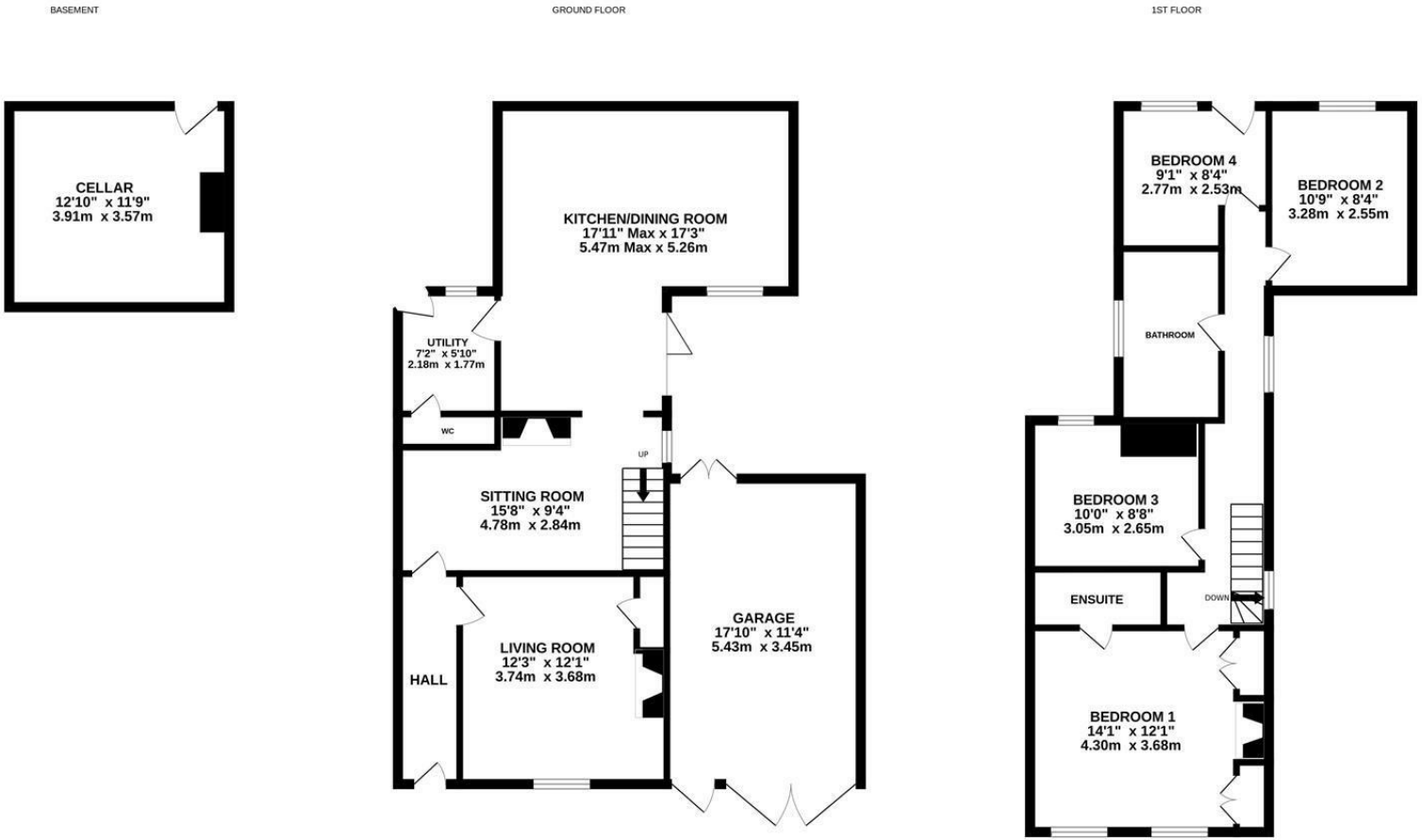
The rear garden can be accessed via steps from the back door in the utility room or via bedroom four. The garden boasts a natural stone patio with timber sleepers, an expanse of lawn with mature borders and a productive area ideal for growing vegetables. The garden is enclosed by fencing and has an outside tap plus garden shed. From the garden is a view over the rooftops and towards the church steeple.

## 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: D
Local authority and rates: Forest of Dean District Council, Tax Band D - £2415.17 (2025/26)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas. Part undefloor
Broadband speed: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three

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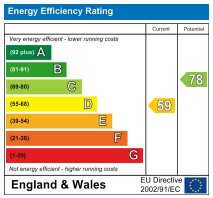


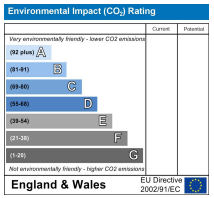


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