



**Glebe Close, Newent GL18 1BH**  
**Guide Price £525,000**



# Glebe Close, Newent GL18 1BH

- Spacious and well presented family home
- Verstaile living accommodation
- Ample off road parking
- Located in market town of Newent
- Solar panels
- Pleasant rear and side gardens
- EPC C78
- Council tax band D £2415.17 (2025/26)

**Guide Price £525,000**

## Entrance Hall

Accessed via a canopy porch. Doors leading off and stairs to the first floor.

## WC

Stylish finish with modern WC and wash basin, part panelled walls and frost window to side aspect.

## Work Room/Study

Flexible space within the former garage with lobby area and door to side aspect. The main room enjoys a large window to front aspect and has a wall mounted air conditioning unit. Ideal work space, study or kids playroom.

## Living Room

Bright and light space with large window to the front aspect, fireplace with inset woodburning stove, door to hall and opening archway leading into the kitchen/diner.

## Kitchen/Diner

A superbly appointed family space with a large central island with breakfast bar and generous work surface, a range of base and wall mounted, modern units and built in appliances to include dishwasher, double oven, fridge and microwave. There are windows to the side and rear and double doors leading out to the decked area. In the dining area is a handy storage/pantry cupboard and bi folding doors to the garden.

## Snug/Family Room

Accessed via the kitchen is the cosy snug with double doors out to the garden and further door leading into the utility room.

## Utility Room

Useful and practical space with plumbing for washing machine, sink unit, ample storage and window to the front aspect.



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## **First Floor Landing**

Access to loft space, linen cupboard and doors leading off.

## **Master Bedroom**

A generous room with window to the rear aspect and door leading into ensuite.

## **Ensuite Shower Room**

Modern and attractively finished with walk in shower enclosure with direct feed shower, vanity wash basin and WC, part tiled walls, heated towel rail and frosted window to the front aspect.

## **Bedroom Two**

Window to the rear aspect.

## **Bedroom Three**

Built in wardrobe and window to the front aspect.

## **Bedroom Four**

Built in storage and window to the front aspect.

## **Family Shower Room**

Large space with walk in shower enclosure with tiled walls and direct feed shower, vanity wash basin and WC, heated towel rail and two rear aspect frosted windows.

## **Outside**

To the front of the home is a tarmac and gravelled driveway with parking for 5/6

vehicles. Gated side access leads around to the rear and side gardens which boast gravelled and paved patio areas ideal for alfresco dining and entertaining. There is a decked area off the kitchen at the rear and further patio off the snug.

## **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. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5

## **Material Information**

Tenure: Freehold

Council tax band: D

Local authority and rates: Forest of Dean District Council £2415.17 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

Broadband speed: Basic 18 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone,



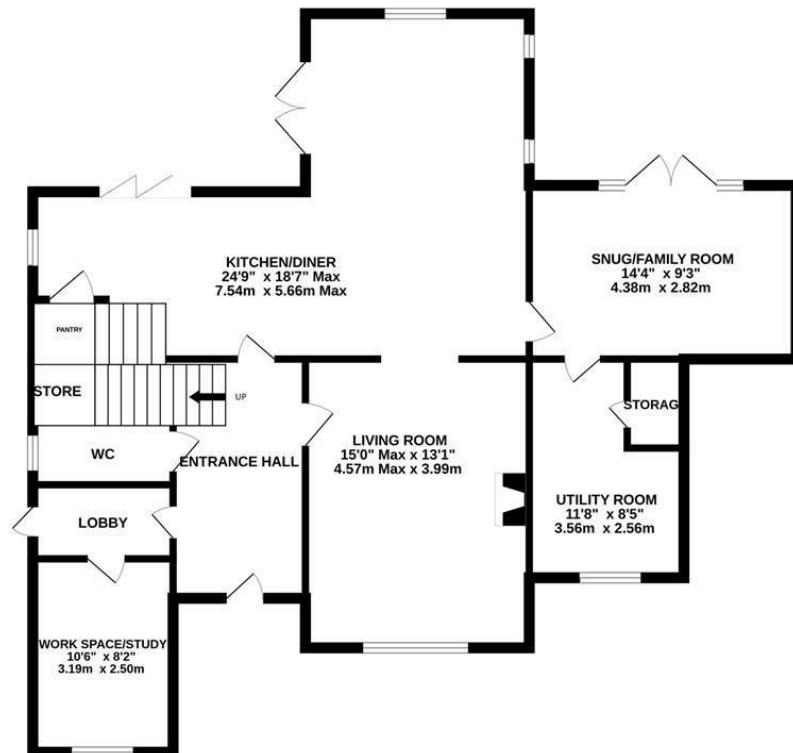
O2, Three

Solar panels are owned

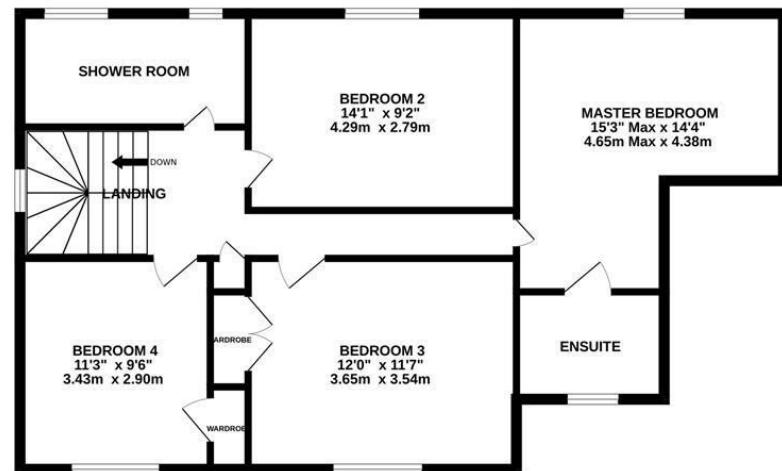
The driveway into the close is owned by number 1 and the four residents contribute equally to any upkeep required.



## 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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