



**Hillesley Horsefair Lane, Newent GL18 1RG**  
**Guide Price £495,000**



## Hillesley Horsefair Lane, Newent GL18 1RG

• Family home • 1/3 acre grounds • Scope to extend • Edge of Newent town • No onward chain • EPC F29

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### Accommodation

The home is accessed via a covered porch and into entrance hall which has the stairs to first floor and doors off leading to two good sized reception rooms. The living room at the front has fireplace and window to the front aspect. The sitting room also has a feature fireplace and an archway opening up into pleasant dining area which in turn has access to sunroom which is in need of some improvement. The kitchen breakfast room has a range of base and wall mounted units with space for appliances and a large walk in pantry cupboard. There is a rear lobby with access to garden, cloaks hanging space and door to handy WC. To the first floor are four bedrooms and family bathroom. The home would benefit from modernisation and improvement throughout and offers tremendous potential to put your own stamp on it!

### Outside

There is a central driveway which leads to the property with ample parking and turning area in front of the garage. The drive is flanked by large expanses of lawn to both sides with mature hedgerow borders. Open access around to the rear garden which is mainly laid to lawn with outbuilding, patio area, greenhouse and shed. The plot measures 1/3 of an

acre in total and offers great scope to develop vegetable and produce areas as well as a great space for family use.

### 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'. 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.

### Tenure, Services, Local Authority

Freehold

Mains water and electricity are believed to be connected with private drainage system

Forest of Dean District Council Tax Band E (£2529.59 2022/23)

### Directions

From Newent office proceed along the High Street to the traffic lights, turn left onto the Ross Road. Continue along taking the first right onto Horsefair Lane where the property can be found set back on the left hand side after a short distance.



1 High Street, Newent, GL18 1AN

**01531 828970**

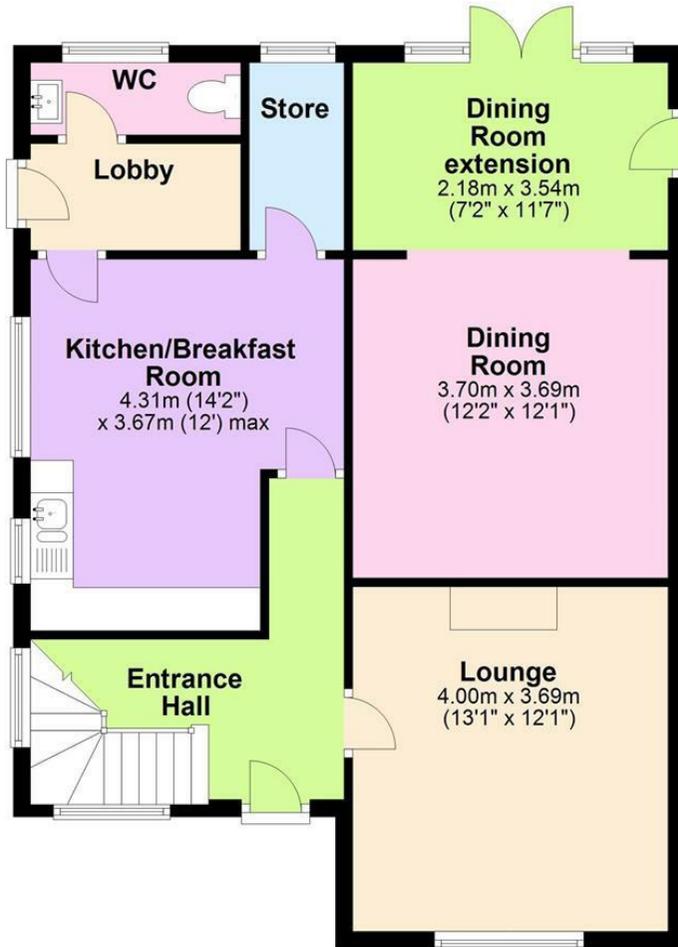
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### Ground Floor

Approx. 69.3 sq. metres (745.9 sq. feet)



### First Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



Total area: approx. 136.4 sq. metres (1467.8 sq. feet)

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.

