



**Chapel Pitch, Newent GL18 1JN**  
**£795,000**





## Chapel Pitch, Newent GL18 1JN

• Envidable location • Elevated position • 1 acre plot • Versatile accommodation • Outbuildings • No Onward Chain • EPC D55



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### Accommodation

Upon entering the home, the entrance hall has tiled flooring and doors off both sides firstly leading to the handy WC to the right and the study to the left which enjoys dual aspect windows. Double part glazed doors lead into the inner hallway where the tiled flooring continues and the stairs to the first floor can be located on the left hand side with storage under. The character of the property is displayed from the original oak beams on the wall and ceiling. A part glazed door leads into the living room which boasts a characterful fireplace with stone surround and inset wood burning stove. Windows overlook the garden and French doors lead outside to a patio area which enjoys far reaching rural views. Further on along the hall you will find the dining room, breakfast room and kitchen which all link nicely together and form the hub of the

family home and a wonderful social space. There is exposed stone walling and sliding doors to a conservatory off the breakfast room. Further sliding doors off the kitchen take you into the practical utility room which houses the central heating boiler and has a door to the front of the property.

To the first floor are four well-proportioned bedrooms, a family bathroom and additional shower room. The spacious landing is flooded with natural light from the attractive picture window which leads up the stairs; perfectly framing the glorious view. The bedrooms all enjoy views over the gardens and farmland beyond. The family bathroom comprises a traditional freestanding, roll top bath, separate double shower cubicle, pedestal wash hand basin and WC. To the opposite end of the first floor is an



additional shower room. The modern, white suite comprises a wash hand vanity unit with mirror above, WC, heated towel rail and large double shower cubicle with waterfall shower head. To complete the first floor accommodation is a lovely private alcove within the landing which would make an ideal spot for a desk or a reading chair.

### Outside

Accessed via a five bar gate, the driveway leads to a generous parking area and the two outbuildings. The large timber built garage and workshop offers a great space for hobbies and storage and includes mezzanine level for additional usable space. The next spacious double garage has two double doors to the front and pedestrian door to rear plus external stair case leading to the studio/office space above. Both buildings have power and lighting and offer vast scope for a variety of pursuits.

The gardens can be approached around the side of the property and are split into more formal gardens with an array of mature borders and beds, large expanse of lawn and pleasant patio area to enjoy some al fresco dining and the stunning views beyond.

The "field" area of the grounds which adjoins the gardens and can also be accessed via a further five bar gate at entrance of driveway, enjoys a variety of fruit trees to include apple, plum and pear, large area of lawn and former vegetable growing area. There is also a summer house, strategically located to make the most of the far reaching views.

### Location

Cliffords Mesne is a village in Gloucestershire, approximately 2 miles south-west of Newent. Home to the Yew Tree Inn public house and the village is also known for its close proximity to May Hill, owned by the National Trust, and to the International Centre for Birds of Prey. The Village Hall was fully refurbished in 2013 and holds regular social and music events.

### Tenure, Services and Local Authority

Freehold

Oil fired central heating, mains water and electric, private drainage

Forest of Dean District Council

Tax Band G £3348.38 - 2021/22

### Directions

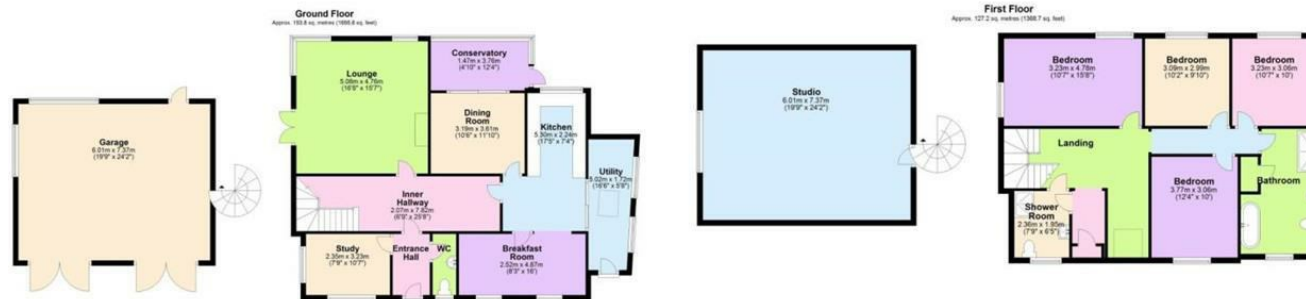
From Newent office proceed along the High Street turning left into Watery Lane. Continue along here until you come into the village of Cliffords Mesne. On





reaching a fork in the road, bear right continuing along Chapel Pitch and after a short distance the property can be located on the left hand side.





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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.

