



Old Pond House Kempley Green, Dymock GL18 2BW
Guide Price £599,950



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- Envious views across neighbouring fields
- Popular village location
- Ample off road parking and double garage
- Generous plot measuring approximately 1/3 of an acre
- Potential to extend (subject to planning permission)
- EPC TBC

Guide Price £599,950



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Accommodation

Old Pond House is a well proportioned family home and benefits from not only far reaching and open views over the surrounding countryside but also an abundance of natural light resulting in a bright living space. The entrance hall has a cloakroom, large store cupboard and the stairs to the first floor with good sized storage cupboard under. The front to back living room has feature fireplace with inset gas fire and brick chimney and surround. There is a window to front aspect and also sliding patio doors to the rear affording wonderful 180 degree views over the garden and countryside, towards the Malvern Hills and Marcle ridge. There is a brick archway from living room which opens up into the dining room which also has access from the hallway. The kitchen/breakfast room is well appointed with a range of base and wall mounted units, stainless steel sink unit and integrated oven and hob. Views from the rear aspect window are also far reaching towards the Malverns. There is a handy utility room which has plumbing for washing machine, space for further appliances and is home to the central heating boiler.

To the first floor there is a spacious landing with window allowing lots of natural light. There is a large airing cupboard accessed from landing and also the en suite. There are four bedrooms with the master boasting an en suite shower room. Bedroom one and two enjoy the stunning views to the rear. Completing the first floor is the family bathroom which has a white suite comprising bath with shower over, WC and wash hand basin.

Outside

To the front of the home is a tarmac driveway offering ample parking which in turn leads to double garage. The garage has two up and over doors, personal door to garden, power, lighting, eaves storage and water supply. Gated side access leads around to the rear garden which enjoys a large expanse of lawn, patio areas, garden pond, raised beds for vegetables and mature trees and borders. From the garden, you are treated to unspoilt and far reaching views over the surrounding farm land and towards the Malvern hills in the distance.

Location

Kempley is a parish and village in the Forest of Dean district of Gloucestershire, close to the border with Herefordshire. It lies 13 miles (21km) northwest of Gloucester and 17 (27km) miles southeast of Hereford. The nearest market towns of Newent and Ledbury are 4 and 7 miles (6.4 and 11.7 km) respectively.

The village maintains the Kempley Tardis (a redundant telephone box) - a National Lottery funded project supported by English Heritage. The project, which is run by the Friends of Kempley Churches, aims to archive and document the entire social, economic and cultural history of the village. The small parish has two notable churches, one dedicated to St Mary (English Heritage site) and another to St Edward the Confessor. The area around Kempley and Dymock is renowned for its wild daffodils and the local parishes arrange walking tours of the daffodil fields during March each year.

Local Authority, Services & Tenure

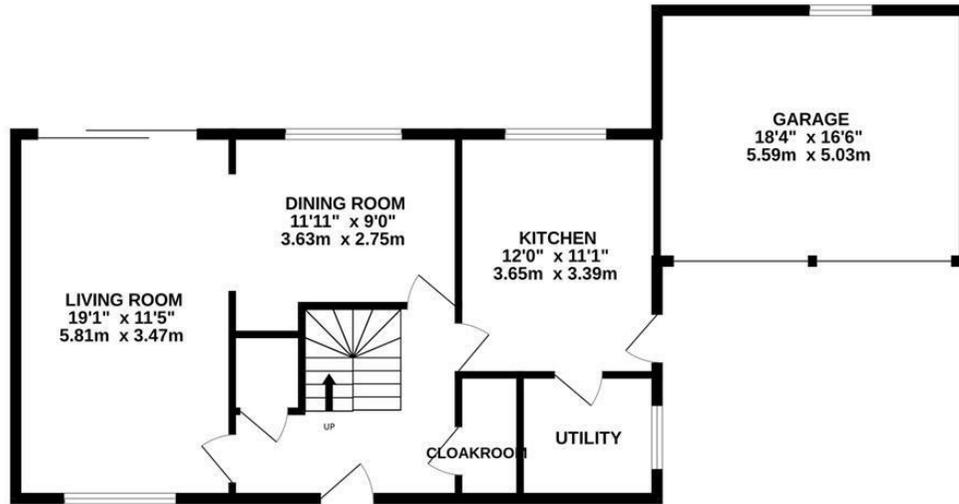
Tenure - Freehold

Mains electricity and drainage, central heating is provided by LPG (Tank adjacent to garage)

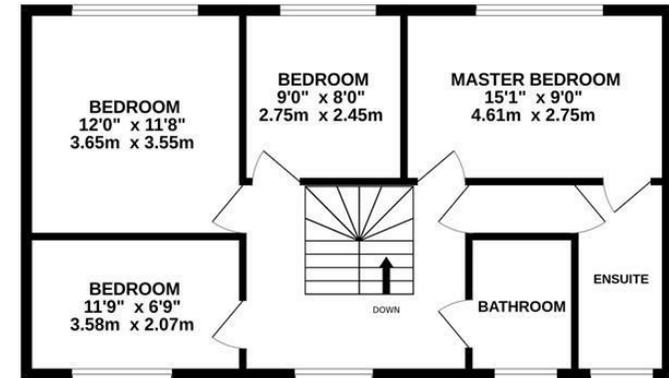
Forest of Dean District Council - Tax Band F (£2845.75 2022/23)



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.

