Gloucester Street, Newent GL18 1AF

Guide Price £485,000

naylor powell

Gloucester Street, Newent GL18 1AF

• Large five bedroom family home • Cinema room and bar • Versatile reception rooms • Spacious accommodation throughout • En-suite to master bedroom • Walking distance to amenities • Generous gardens • EPC D66

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1 High Street, Newent, GL18 1AN

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Accommodation

The property is a unique and characterful family home offering vast flexibility in how the rooms and living space is utilised. Ideal for a large family or those needing extra work spaces from home. There is a cellar that has been converted into a bar and cinema room! The ground floor consists of a good sized living/dining room with wood burning stove and the fantastic original well which can be lit up as an interesting feature. Off the living room is the well appointed kitchen/breakfast room which in turn leads to a utility and handy shower room. There is access to the garden from the utility. From the living room is a further reception room, currently used as a family sitting room with wood burning stove and additional snug/office. The hallway has stairs to the first floor plus access into a ground floor bedroom and recently installed bathroom with WC, his and hers hand badin and bath with shower over.

To the first floor are four good sized bedrooms with the master boasting an en suite bathroom plus an additional family bathroom.

Outside

The garden is mainly laid to lawn with good sized patio areas and raised deck ideal for al-fresco dining. Through a gate at the end of the plot there is a covered storage area and brick built shed which currently has planning submitted to be converted into a one bedroom self contained annex. There is also gated access out onto Gloucester Street via steps.

A short walk away gives access to an EN-BLOC GARAGE 17'3 x 9' (approximate external dimensions) with up and over door and PARKING SPACE to the front

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.

Tenure, services and local authority

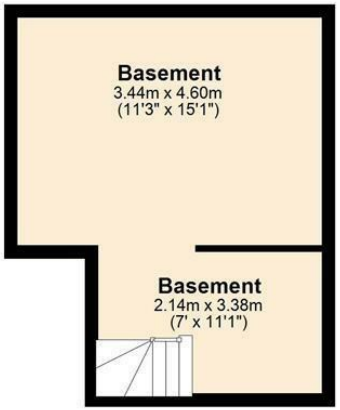
Freehold
All mains services
Forest of Dean district council - Tax Band D - £2,173.85

Directions

From Newent Office proceed along the High Street, into Broad Street out of Newent taking the first turning right into Onslow Road. Turn right into Foley Road, following the road around and Hillsview is the third turning on the right hand side. This give access to the rear of the property. Pedestrian access can be obtained via Gloucester Street.

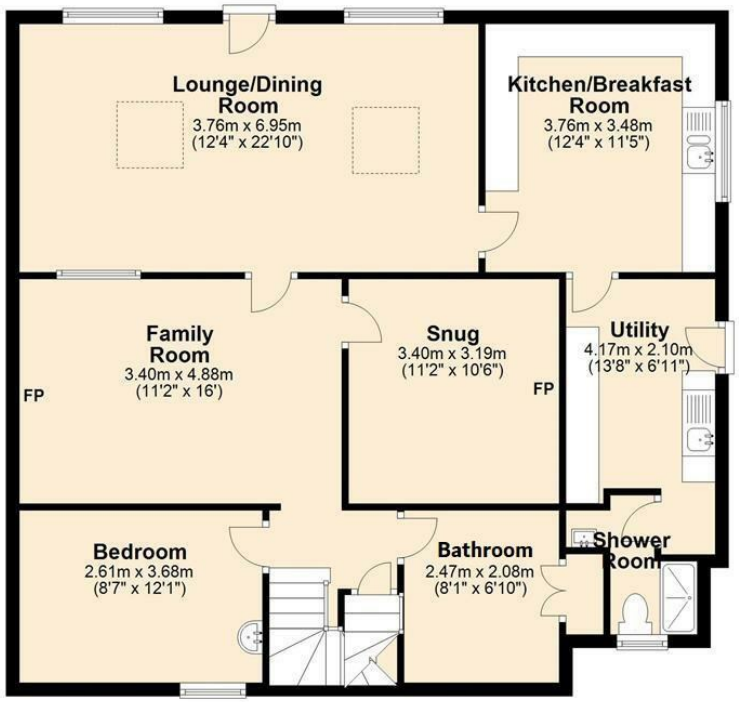
Basement

Approx. 23.4 sq. metres (251.8 sq. feet)



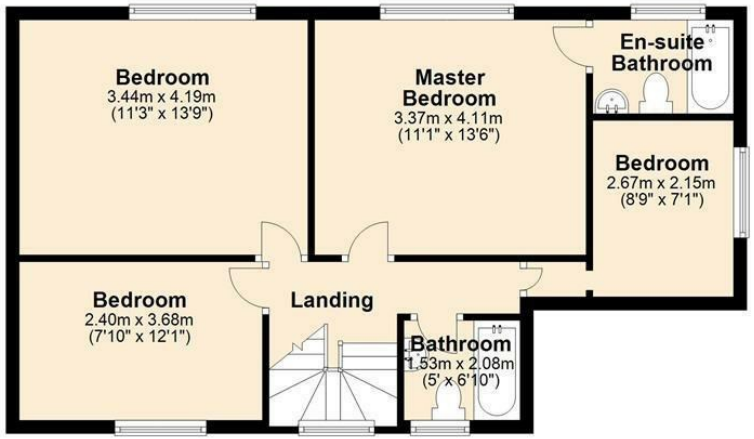
Ground Floor

Approx. 100.3 sq. metres (1080.1 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.2 sq. feet)

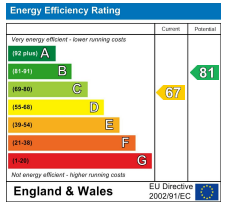
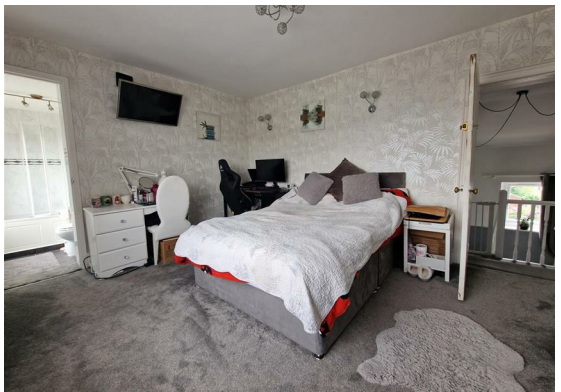


Total area: approx. 182.1 sq. metres (1960.1 sq. feet)

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.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