



, Cliffords Mesne GL18 1JL
£575,000



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• Village location • Four bedroom country home • Open country views • Situated on a plot measuring approximately 1/3 acre • Newly built detached garage • Garden and productive area • Solar thermal panels and wood pellet boiler • EPC F33 • Council Tax E • Freehold

£575,000

Accommodation

Stepping into this country home you are greeted by a generously sized hallway which offers cupboard space for coats, shoes and such like. Leading through, the hallway grants access to the living room, dining room and shower room with WC, wash hand basin and shower cubicle alongside plumbing for washing machine. The living room is a great size and enjoys a wood burning stove. This room further benefits from ample natural light from both the sash window over looking the garden and French doors onto the patio. The dining room has a window to the front aspect of the home and connects to the kitchen. Deceptively spacious, the kitchen is a practical shape and provides ample storage in a range of floor and eye level pine cupboards with integrated appliances to include fridge freezer, dishwasher and five ring Belling electric hob and double oven. Leading through and completing the ground floor is an additional reception room. Currently utilised as a home office this versatile space was originally part of the neighbouring barn and boasts exposed beams and a skylight. From here is a door leading to a rear lobby and additional entrance.

Taking the stairs, the first floor benefits from a family bathroom and three double bedrooms all offering enviable views across the undisturbed countryside. The family bathroom has a white suite with WC, wash hand basin and bath. Finally, the master bedroom is located on the top floor and offers natural light via the skylight with storage located in both sides of the eaves. Accompanying this room is the ensuite shower room with WC, wash hand basin and shower cubicle.

Outside

Sitting comfortably in a plot measuring approximately a third of an acre the grounds consist of a large expanse of lawn to the side of the home with some young trees and a walled boundary to the front. There is a vegetable produce area with raised beds, greenhouse and fruit trees. To the rear of the house is a pleasant courtyard with paved patio and a pretty stone wall boundary. There is a driveway with parking for three vehicles with in turn leads to a detached garage which houses the wood pellet heating system and offers ample storage, and shed.

Location

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

Material Information

Tenure: Freehold

Council tax band: E

Local Authority & rates: Forest of Dean District Council - (£2,656.93 2023/24)

Electricity supply: mains

Water supply: mains

Sewerage: private drainage

Heating: wood pellet boiler central heating & Solar thermal panels

Broadband speed: Basic 2 Mbps

Mobile phone coverage: EE, Vodafone, O2



1 High Street, Newent, GL18 1AN

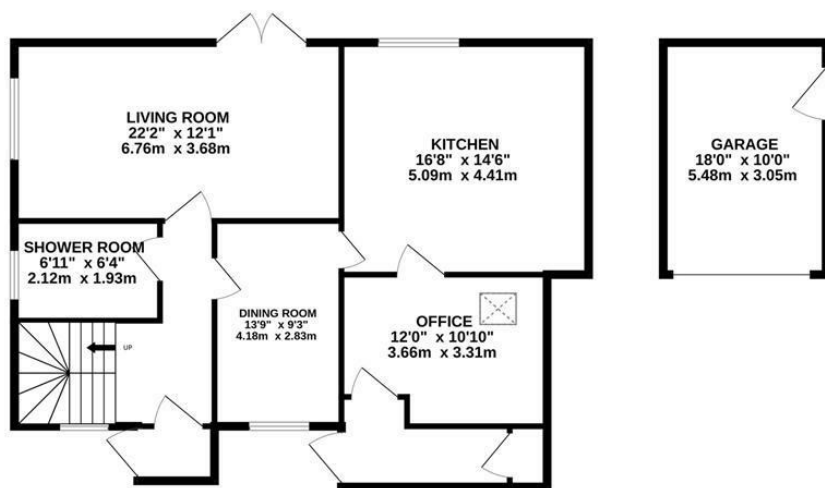
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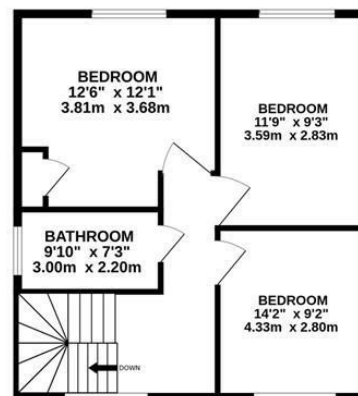
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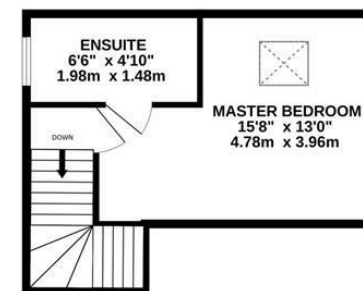
GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 2225 sq.ft. (206.7 sq.m.) approx.

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.

