



NEWNHAM

Guide price **£950,000**



BROAD OAK HOUSE

Newnham, Gloucestershire GL14 1JB



Grade II Listed property
Eight bedrooms
Substantial accommodation

Broadoak is a short drive away from the village of Newnham which is set on the River Severn, the character High Street provides a good range of shops which include a Post Office, doctors surgery and local stores. The village also offers a primary school, chemist and public house.

A wealth of charm and character is presented in this Grade II Listed Terraced historic Cottage with Victorian facade sat on the banks of the River Severn. The accommodation comprises in the region of 5567 sq.ft/517.2 sq.m over three floors with Eight Bedrooms, Four Reception rooms, Two Kitchens, Basement/Cellar, Coach House/Barn circa 1210 sq.ft/112.4 sq.m with potential for conversion (subject to the necessary planning consent). The property has commercial overtones with the potential for a small hotel/B & B/extended family use. Vacant with no onward chain



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KEY FEATURES

- Eight bedrooms over two floors
- Four reception rooms
- Two kitchens
- Set on the banks of the River Severn
- Basement/cellar
- Coach house/outbuilding



STEP INSIDE



ENTRANCE PORCHWAY to ENTRANCE HALL

Returning stairs with Oak balustrade.

LOUNGE 7.44m x 4.95m (24'5" x 16'3")

Windows to front, period fireplace, radiator.

SITTING ROOM 4.64m x 4.39m (15'3" x 14'5")

Windows to front and side, feature fireplace, radiator.

FAMILY ROOM / STUDY 3.98m x 3.78m (13'1" x 12'5")

Window to side, feature Victorian fireplace, radiator, glazed wall and door to Hall.

DINING ROOM 7.44m x 3.98m (24'5" x 13'1")

Feature fireplace and stove, radiator, display cabinet, beamed ceiling, window to rear, French doors to garden with River Severn view, door to

KITCHEN 5.76m x 2.49m (18'11" x 8'2")

Fitted with a range of Oak base and eye level units, gas hob, extractor hood, power points, breakfast bar, tiled worksurfaces, double bowl sink unit, window and stable door to garden, door to

INNER HALLWAY

Tiled floor, store cupboards, doors to Cloakroom and Kitchen/Breakfast room, stone steps to the Basement.

CLOAKROOM

With WC and wash hand basin.

KITCHEN / BREAKFAST ROOM 4.82m x 3.78m (15'10" x 12'5")

Windows to side, fitted with a range of Oak base and eye level units, gas hob, oven and grill, extractor hood, double bowl sink unit, power points.

BASEMENT

Comprising of three chambers having power, lighting, water pump, flagstone floor.

Stairs to FIRST FLOOR LANDING

Linen cupboard, half landing to:

SHOWER ROOM

With WC, wash hand basin, shower cubicle, window to side, radiator, tiled splashbacks.



TOTAL FLOOR AREA : 5567 sq.ft. (517.2 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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BEDROOM ONE 4.95m x 4.39m (16'3" x 14'5")

Dual aspect windows to front and side, built-in wardrobes, feature fireplace, radiator, store cupboard.

BEDROOM TWO 3.73m x 3.35m (12'3" x 11'0")

Window to front, radiator.

BEDROOM THREE 4.95m x 4.09m (16'3" x 13'5")

Dual aspect windows to front and side, period fireplace, wash hand basin in vanity unit, radiator.

BEDROOM FOUR 3.98m x 3.78m (13'1" x 12'5")

Window to side, radiator.

BEDROOM FIVE (EN-SUITE) 7.44m x 3.98m (24'5" x 13'1")

Dual aspect windows to side with River Severn view and rear, radiator, walk-in wardrobe. EN-SUITE: with wash hand basin, WC, bath, shower cubicle, store cupboard.

FAMILY BATHROOM

With wash hand basin, WC, shower cubicle, central island bath, window to side, store cupboard.

Stairs to SECOND FLOOR LANDING

With store cupboards.

BEDROOM SIX 6.80m x 4.04m (22'4" x 13'3")

Window to side with River Severn view, wall mounted gas boiler (not tested), access to eaves storage.

BEDROOM SEVEN (EN-SUITE) 3.91m x 3.78m (12'10" x 12'5")

Velux roof light, beamed ceiling, store cupboard, radiator. EN-SUITE: with wash hand basin, WC, shower cubicle radiator.

BEDROOM EIGHT 4.04m x 3.78m (13'3" x 12'5")

Window to side, radiator.

STEP OUTSIDE



Double gates lead to the formal front garden which is level and laid to lawn with hedge boundary providing privacy, parking and turning area (room for small boat/motorhome/caravan), access through to the large lawned rear garden with flagstone patio, garden shed, greenhouse and steps to the riverbank, outside power and lighting.

COACH HOUSE/BARN: 1210 sq.ft / 112.4 sq.m approx., incorporating three separate garages, workshop and barn. AGENTS NOTE: historical planning consent P0502/11/COU renewal of consent of former School House to holiday lets (currently lapsed). One must not also overlook that the main dwelling itself could be separated into two homes, again subject to consent.

INFORMATION

Postcode: GL14 1JB
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

What3Words - ///gifted.that.revealing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	59	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			80

England & Wales EU Directive 2002/91/EC

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