NEWNHAM

Guide price **£475,000**

BAY TREE HOUSE

High Street, Newnham, Gloucestershire GL14 1BS

Grade II listed four-bedroom home full of character and period charm
Spacious accommodation over three floors, including vaulted ceilings and original features
Excellent location close to local amenities, the River Severn, and travel links

This home sits in the heart of Newnham, a historic riverside village with Roman origins, offering a rich community life and local amenities including a shop, library, galleries, cafés, and pubs. The surrounding Forest of Dean provides countless outdoor pursuits with river and woodland walks close by. Excellent transport links are easily accessible, with the Severn Crossings and M4 offering routes to London, Bristol, and Cardiff, and the nearby cities of Gloucester and Cheltenham providing further connections via the M5.

Guide price
£475,000

KEY FEATURES

- Grade II listed four-bedroom home full of character and period charm
- Situated in the heart of Newnham with views of the village clock tower
- Spacious accommodation over three floors, including vaulted ceilings and original features
- Enclosed rear garden with lawn, mature planting, and a greenhouse
- Rear parking accessed via Station Road
- Excellent location close to local amenities, the River Severn, and travel links

STEP INSIDE

Set over three floors, the accommodation is generous and well laid out, with features including exposed timber beams, original flooring and joinery, vaulted ceilings, and a striking exposed roof truss. The house has been thoughtfully maintained to preserve its heritage while offering everyday comfort.
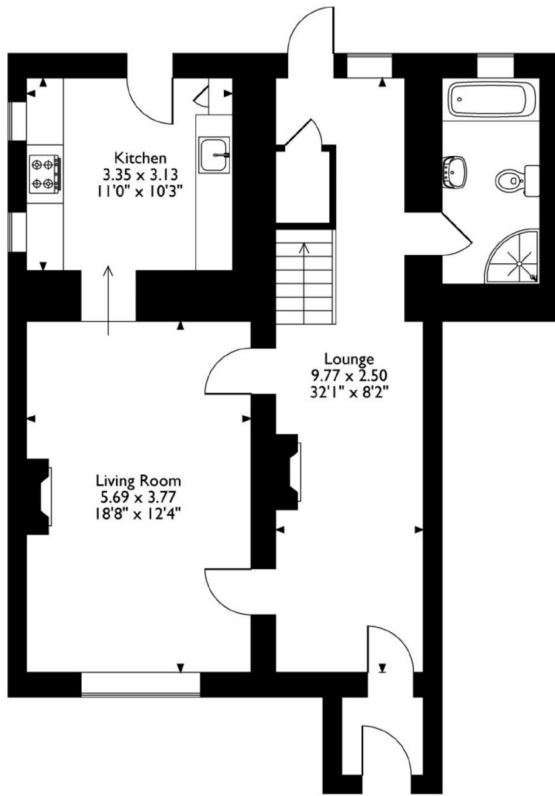
The ground floor includes a welcoming entrance hall with exposed wooden floorboards, access to a useful cellar, and rear garden access.

The lounge and dining area is warm and inviting, featuring a beautiful fireplace and wooden flooring.
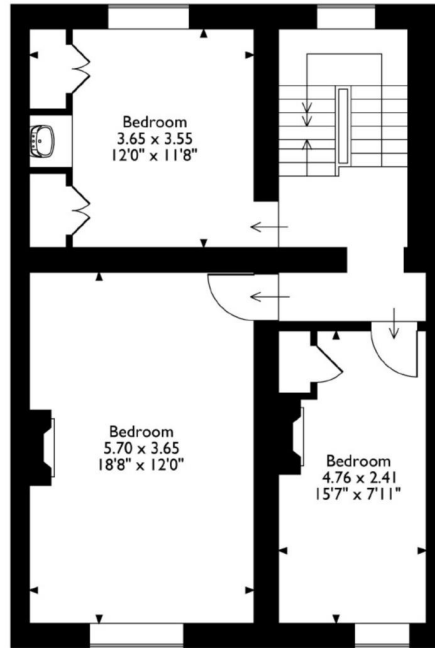
The kitchen benefits from vaulted ceilings and is fitted with base units, space for appliances, tiled flooring and splashbacks, and access to the garden.

A spacious ground-floor bathroom includes a corner shower, bath, WC, and wash hand basin.
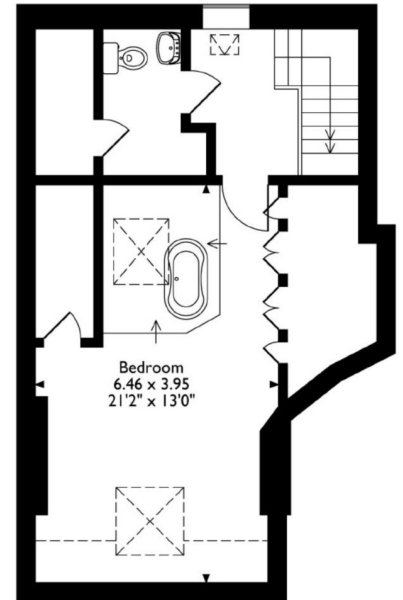
Approximate Gross Internal Area
176 Sq M/1894 Sq Ft

Ground Floor

Kitchen
3.35 x 3.13
11'0" x 10'3"

Lounge
9.77 x 2.50
32'1" x 8'2"

Living Room
5.69 x 3.77
18'8" x 12'4"

First Floor

Bedroom
3.65 x 3.55
12'0" x 11'8"

Bedroom
5.70 x 3.65
18'8" x 12'0"

Bedroom
4.76 x 2.41
15'7" x 7'11"

Second Floor

Bedroom
6.46 x 3.95
21'2" x 13'0"

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the first floor offers three comfortable bedrooms, all with ample natural light. One bedroom overlooks the front of the property and is carpeted, another enjoys garden views and includes built-in wardrobes, and the third features wooden flooring and additional storage.

A staircase leads to the second floor, where the fourth bedroom is located. This impressive space includes Velux windows, a freestanding bath, built-in wardrobes, and wooden flooring. A separate WC with basin and storage completes the upper level.

The cellar is accessed via stairs from the entrance hall and provides excellent additional storage space.

STEP OUTSIDE

Outside, the rear garden is fully enclosed and laid mainly to lawn, with a range of shrubs, flowers, and a greenhouse. It's a peaceful and private area, ideal for relaxing or entertaining during warmer months. Rear parking is available via access from Station Road, crossing a neighbouring property - further details available on request.

INFORMATION

Postcode: GL14 1BS

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: Exempt

DIRECTIONS

What3words: ///news.simulator.insulated

ARCHER &Co