



NEWNHAM

Guide price **£650,000**



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To book a viewing call 01594 715888

JAYS CORNER

Awre, Newnham, Gloucestershire GL14 1EW



Spacious four bedroom bungalow
Extensive gardens
Double garage with converted loft area

A large detached four bedroom bungalow with garage and outbuildings within the highly sought after hamlet of Awre. Having circa 1.25 acres of level grounds, Offered with no onward chain.

Due to its large level plot size it offers endless potential and having two vehicle access points (one via the main driveway, the other to the rear grounds via a side gate) allowing a wide variety of uses for the rear space to include; Airbnb/annexe potential and equestrian facilities (subject to obtaining the necessary planning consent). Having a peaceful rural ambience with a beautiful rural view over the surrounding countryside and down to the river Severn.

Situated in the idyllic sought after Hamlett of Awre on the edge of the Forest of Dean and a 5 min driveway from Newham-On-Severn with easy access to the A48/Gloucester/M5 and south with Chepstow/the Severn bridge/M4 easy motorway links. Close by the beautiful areas of the Wye valley and Cotswolds. Further facilities are in the Forest of Dean with an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached as well as Gloucester and Cheltenham and access to the M5 and Midlands.



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KEY FEATURES

- Double bedrooms
- Flexible accommodation
- Garage, Outbuildings
- Large gardens
- No Onward Chain
- Circa 1.25 acres of ground
- Annexe potential



STEP INSIDE



Internally, the property comprises entrance hall, large living room with log burner and apex ceiling, dining room, central kitchen, utility room, four double bedrooms, bathroom, shower room/ ensuite and office. There is also an attached garage that offers a first floor area that could be utilised as a home office.

Entrance hall

Allowing access to bedrooms, living room and kitchen, hard wood floor, radiator.

Living room

Multi fuel stove with stone surround, triple aspect windows, French doors to front patio, two Velux windows, exposed joists, radiator.

Dining Room

Sliding door to rear garden, radiator, hard wood floor.

Kitchen

A range of worktop space with cupboard fitted at wall and base level, dual raised oven, gas hob, sink with drainer, tiled splash backs, under counter lighting, radiator, window to rear garden, tiled floor.

Utility

Sink with drainer, space for washing machine, dryer and fridge/freezer. Door to rear garden.

Master bedroom

Window to front aspect, carpeted floor, built in wardrobes.

Bedroom 2

Window to side aspect, radiator, carpeted floor.

Bedroom 3

Window to rear aspect, radiator, carpeted floor.

Study

Office space that could be utilised as a single bedroom; radiator, window to rear aspect, carpeted floor.

En-suite

Three piece suite comprising shower cubicle, WC, wash hand basin, heated towel rail,

Bedroom 4

Access via the staircase in the study - feature circular window to rear aspect, two Velux windows, radiator, carpeted floor.

Approximate Gross Internal Area
Main House = 181 Sq M/1949 Sq Ft
Outbuilding = 40 Sq M/431 Sq Ft
Garage = 32 Sq M/344 Sq Ft
Total = 253 Sq M/2724 Sq Ft



Outbuilding **Ground Floor** **First Floor**

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.

STEP OUTSIDE



Dual vehicle access (to the bungalow and rear land); Jays Corner offers extensive levelled gardens over a circa 1.25 acre plot. The front of the bungalow itself is accessed via a tarmacked drive offering space for several vehicles. The front gardens feature a patio area, hedges and mature borders. South West facing level rear gardens, they include; a vegetable patch, a range of mature trees (Oak, fruit trees and walnut trees), Beech hedge rows, and an area dedicated to the growth of fir trees (Christmas trees). Please note: the rear of the property can be accessed from the road and could be utilised as grazing land or split in separate areas to suit the users requirements.

Attached double garage with power supply and converted loft area currently utilised as a play room, but could offer as living accommodation/office space (subject to obtaining planning consent). A detached timber framed building, currently used as multi functional space constructed on hard standing with power supply.

INFORMATION

Postcode: GL14 1EW
Tenure: Freehold
Tax Band: E
Heating: Oil
Drainage: PRIVATE
EPC: D





DIRECTIONS

///dorms.atom.panel



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)		
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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