

A close-up photograph of a dog's fur, showing a mix of grey, white, and dark brown/black strands. The fur is thick and wavy, with a soft texture. A semi-transparent teal rectangle with a white border is centered over the image, containing the text.

May Hill View
Newent



May Hill View Newent GL18

- A wonderful spacious detached house • 4 bedrooms (1 en-suite) •
- Located in the sought-after historic town of Newent • Solar panels •
- Fabulous open plan kitchen and dining space • Utility room •
- Lovely lounge • Second reception room / study • Downstairs W.C. •
- Private rear lawned garden and patio area • Garage •
- Off road parking for 3 cars • Cul-de-sac quiet location •

A wonderful spacious detached family home in the lovely town of Newent

In summary, an immaculately presented detached modern family home with 4 bedrooms (1 en-suite), family bathroom, large lounge, study / office, open plan kitchen and dining space, utility room, downstairs WC, private garden & patio areas, garage and off-street parking for 3 cars in the sought after town of Newent in Gloucestershire.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside England has to offer.

Vendors' comments "The house is located on the edge of Newent with a pleasant short walk into town. Gloucester, Ross and Ledbury are 15 minutes away for further shopping expeditions. We are perfectly located to open countryside walks through orchards and blackcurrants and yet we are conveniently located to the M50 too giving great short journeys to Wales and the Midlands. The house is situated on a peaceful residential development."

This **wonderful detached family home** has private off road parking and a garage with side access to the rear garden. The property is positioned on a private cul-de-sac road and enjoys gas central heating, solar panels and a lovely private garden and patio areas. The **entrance hallway** welcomes you into this lovely

home, which guides you to the lounge, second reception room / study, WC and the kitchen & dining area. This space is bright and light with wooden flooring and stairs leading you to the bedrooms and bathroom. There is an under-the-stairs storage cupboard.

The **lounge** is a spacious room which looks out to the front of the house with a large bay window to create a bright room. This lovely room has a feature biofuel fire and the floor is carpeted.

The **office / study** is located opposite the lounge. This lovely room has a bay window, wooden flooring.

The downstairs **W.C.** is along the hallway, has a modern suite, brightly decorated a window and Travertine floor tiles.

The **open plan kitchen and dining area** is a wonderful room with a modern kitchen and wood effect worktop, a gas hob, dishwasher and fridge freezer. There are two large windows looking out over the rear garden. The dining area is large enough for a family dining table. There is direct access to the rear private garden and patio via the double patio doors. The floor is tiled and is a light and bright spacious room.

The **utility room** is off the kitchen, with matching units to

the kitchen and wood effect worktop. There is space for a washing machine and tumble dryer. The room has a window and the floor tiles flow from the kitchen.

The **landing** on the first floor guides you to the four bedrooms and family bathroom, and is carpeted. The loft is accessed via pull down stairs, and has partially boarded flooring and the solar panel transformer and meter are housed here.

Bedroom 4 is a single bedroom and looks out over the rear garden with a large window. The floor is carpeted.

The **Primary bedroom** looks out over the front of the house. This large double bedroom plenty of space for any bedroom furniture, has a large window, carpeted floors and benefits from a large **en-suite** shower room with an integrated walk-in shower, white toilet and basin, and tiled flooring and walls.

The **family bathroom** has a white modern bathroom suite with an over the bath shower. The walls are partly tiled, with a radiator, a window and wood effect linoleum flooring.

Bedroom 3 is looks out to the rear garden. This double bedroom has built-in wardrobes and a large window maximising the light. The floor is carpeted.

Bedroom 2 is positioned at the front of the house. This spacious double bedroom has a large window and the floor is carpeted.

The **private driveway** is positioned at the side of the house and can accommodate 3 cars. This leads to the **garage** which is a good size, with electricity, and a side gate for direct access to the rear garden and patio.

The **front garden** is lovely space with a hedge giving you privacy. There is a small lawned area and a tree. The concrete slabbed walkway guides you to the side of the house.

The **rear garden & patio** is a lovely private space, secured with a brick wall and fencing. There is a large lawned garden area, paved patio and a raised decking terrace with outside waterproof lights and plug sockets - a great space for entertaining guests with a BBQ. There is side access to the side of the house and double patio doors with access from the kitchen and dining room. The garden has an outside tap.

Sq ft size: 1,507 approx sq ft. (excluding garage)

Broadband connectivity: Full Fibre.

Mobile coverage: 4G / 5G voice & data.

Council Tax: D.

Tenure: Freehold.

Additional:

Built 2011

Solar Panels - paid outright.

Gas central heating.

Loft storage space.

External electric point in garden

Private off-road parking for 3 cars & garage.

Service charge: £170.00 approx per annum.

Private road in a quiet Cul-de-sac location.



LOCATION:

Perfectly situated in the sought-after historic town of Newent, Gloucestershire.

The beautiful town of Newent is situated in the county of Gloucestershire which is home to some of the finest countryside in England. The location is 4.5 miles south east of Ross-on-Wye.

The town is perfectly situated to access many major towns and cities. A short drive from Ledbury, Great Malvern and the city of Hereford and easy accessible to Worcester, Gloucester, Cheltenham, Bristol, Birmingham, Cardiff with the M50 close by.

The location is perfect for those who enjoy the countryside and all that nature offers, as well as a market town with so much to discover, explore and enjoy with some 50 independent shops, cafés and pubs, and being commutable to many popular locations.

ROSS-ON-WYE - 4.5 MILES
GLOUCESTER - 13 MILES
LEDBURY - 14 MILES
HEREFORD - 16 MILES
CHELTENHAM - 20 MILES
WORCESTER - 27 MILES
LEOMINSTER - 28 MILES
BIRMINGHAM - 51 MILES

All distances are approximate





















































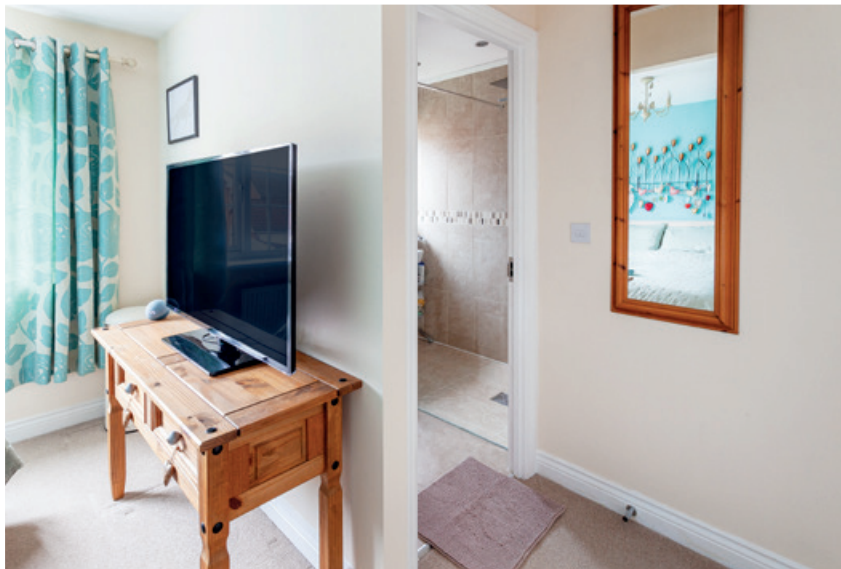
































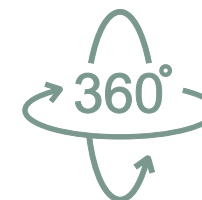
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 NEWENT,
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Asking Price £375,000

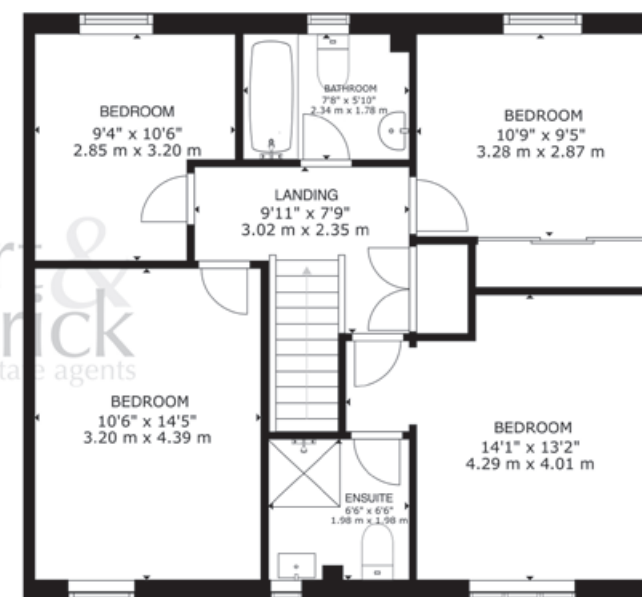
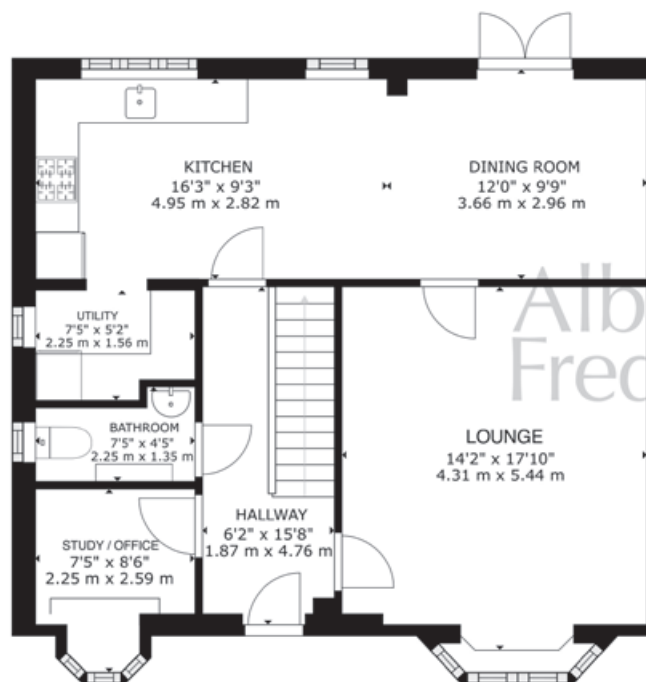
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIRTUAL TOUR
CLICK HERE



SKY VIEW
CLICK HERE



GROSS INTERNAL AREA
 FLOOR 1: 762 sq ft, 70.81 m², FLOOR 2: 745 sq ft, 69.23 m²
 TOTAL: 1507 sq ft, 140.04 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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