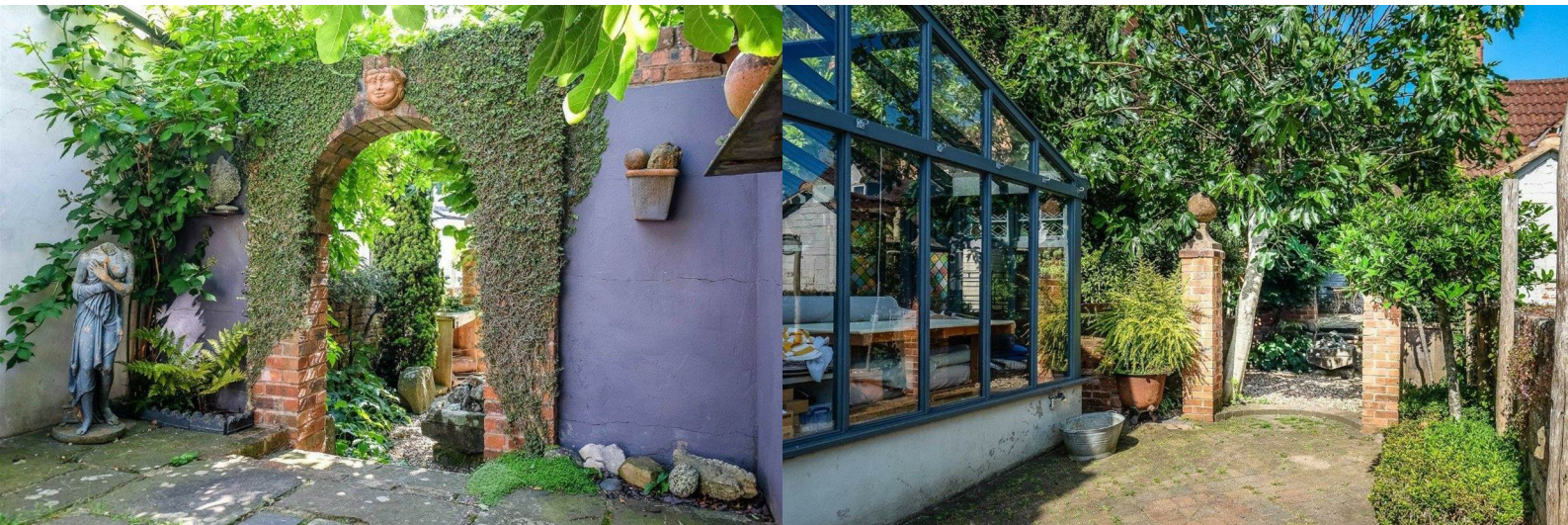




## Townling House, High Street

Newnham-On-Severn, Gloucestershire, GL14 1BU

£430,000



Characterful and Quirky Victorian Three Bedroom Detached Property in the much Sought After Village of Newnham-on-Severn. Having Three Reception Rooms, Kitchen, Three Bedrooms, Separate WC, Bathroom, Stairs to Loft room, Off Road Parking, Beautiful Victorian Style Garden, The Property is Set Back from the Main High Street.

The Village of Newnham-on-Severn has its own Convenience Store, Post Office, Doctors Surgery, Social Club, Public House, Primary School, Beauty Salon, Church, Village Hall. Lovely country walks on your doorstep. Newnham is on main bus routes. Nearest train stations are in Lydney & Gloucester. School bus services offer access to all senior schools and colleges. This property is located conveniently to the main A48; within easy commuting distance of Gloucester, Cheltenham the M5 & M4, also, Bristol, Newport & Cardiff etc.



#### Entrance Hallway:

Beautiful part glazed stained glass entrance door, original ornate tiled floor, under-stairs cupboard, ceiling mounted smoke alarm, power points, radiator, doors to lounge, kitchen and stairs to first floor.

#### Lounge:

14'6" x 10'11" (4.42m x 3.35m)

From the entrance hall - a small step down into the lounge. This is a cosy room having an original fireplace with open fire, storage and shelving in both of the recesses, large box bay window to the front having stained glass across the top of the main windows, radiator, power points, ceiling light, small inset ornate feature glass window between the lounge and hall.

#### Kitchen:

14'2" x 9'3" (4.32m x 2.82m)

Tiled floor, Belfast sink, slate work surface, space for larder fridge/freezer, shelving in recess, window to side, free standing drawer units with wooden work surface, integrated electric oven, four burner gas hob, radiator, power points, ceiling lighting, feature stained glass window, door to utility cupboard. Utility cupboard having plumbing for automatic washing machine, storage and door accessing the side of the property. Small step down into dining room.

#### Dining Room:

13'1" x 12'2" (4.01m x 3.73m)

A lovely light and airy room having a window to side, double doors leading through to the conservatory, feature gas fire, stone hearth, slate mantle, radiator, power points, ceiling light.

#### Conservatory:

13'10" x 13'1" (4.24m x 4.01m)

This room is a lovely addition to the property (it is currently being used as the owners work room). Parquet flooring, glazed roof, windows and doors, stained glass top openers, three quarter stained glass double door leading to rear garden. There are power points, radiator and lighting.

#### First Floor Landing:

#### Cloakroom:

Window to rear, WC, radiator, ceiling light.

#### Bathroom:

6'0" x 5'4" (1.83m x 1.63m)

Original wooden floorboards, chrome ladder radiator, ceiling light, bath with rain shower over and hand held shower attachment, circular wash basin and wash stand, tiled splash-backs, box bay window to front having stained glass top windows.

### Bedroom One:

13'8" x 12'7" (4.17m x 3.86m)

Having exposed wooden floorboards, window to side, power points, ceiling light, radiator, loft access.

### Bedroom Two:

9'6" x 9'1" (2.9m x 2.77m)

Fitted carpet, box bay window to front having stained glass top opening windows, original cast iron fireplace with wood surround and tiled inset, radiator, ceiling light, power points, door to loft room.

### Bedroom Three:

10'0" x 9'1" (3.07m x 2.79m)

Exposed wooded floorboards, window to side, power points, radiator, ceiling light, loft access.

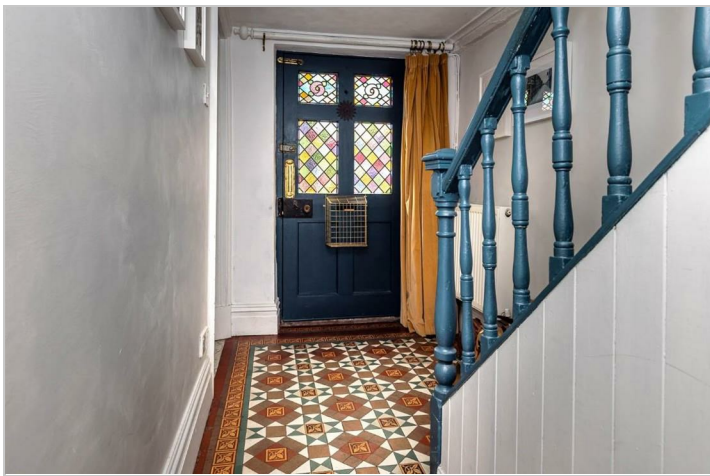
### Loft Room:

11'10" x 11'6" (3.61m x 3.51m)

Window to side, original ceiling beams, power points ceiling light.

### Outside:

To the side of the property is parking, there are double gates leading to additional parking and having access to to the rear garden. The rear garden has been tastefully designed which is very much in-keeping with the Victorian Style of this lovely home.



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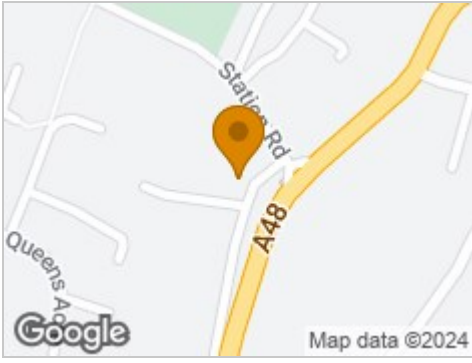
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development

## Road Map



## Hybrid Map



## Terrain Map



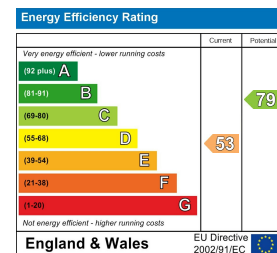
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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