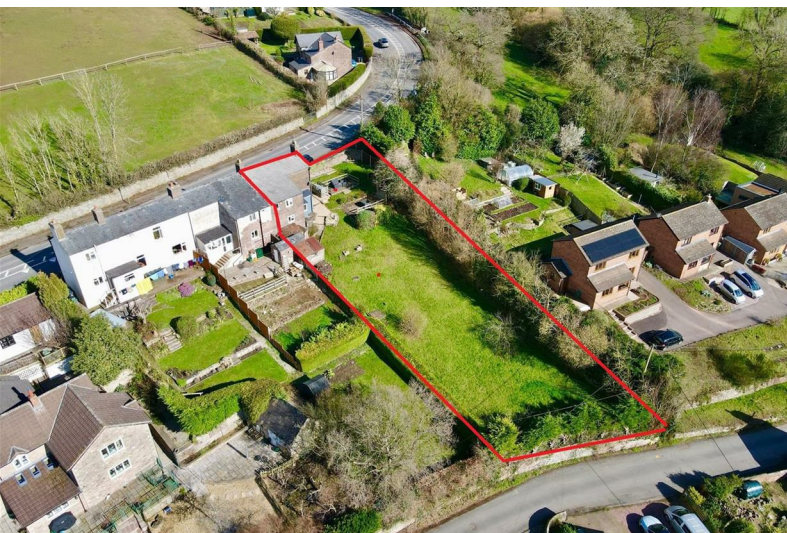




## 3 Newnham Road

Blakeney, GL15 4AB

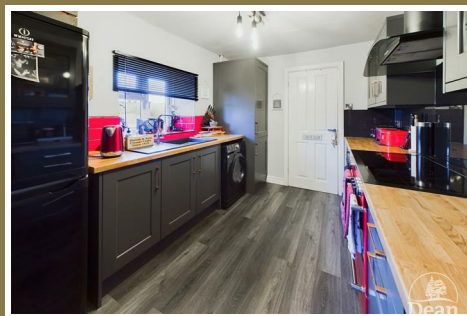
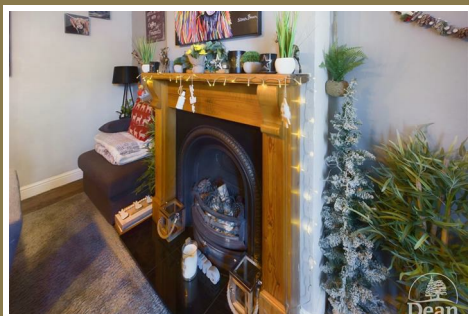
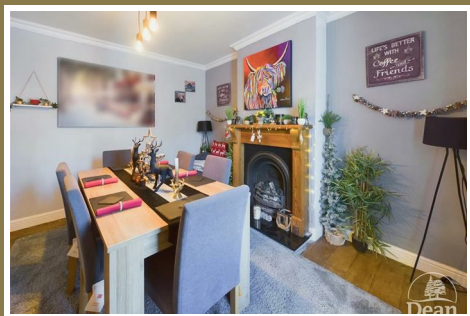
£315,000





With huge lawned gardens to the rear, we offer for sale this cosy yet contemporary stone built cottage with flagstone flooring, sash windows, central heating, lounge with fireplace, separate dining room with woodburner, cloakroom, modern kitchen to the rear, three bedrooms to the first floor, one of which provides access to the bathroom.

This property must be viewed to appreciate the cosiness the current owners enjoy and of course these huge gardens with views across the surrounding area.



#### Entrance Hall;

5'1" x 2'7" (1.56m x 0.80m)

Accessed from the front door, the entrance hallway has stairs that lead to the first floor, and doors into the ground floor reception rooms. There is also a smoke alarm and the mains consumer units.

#### Dining Room;

10'5" x 12'2" (3.19m x 3.73m)

A well-appointed dining room which boasts elegant décor with a feature fireplace that serves as a stunning focal point, radiating charm and character throughout the room. The intricate detailing of the fireplace, combined with the tasteful finishes, creates a warm and inviting atmosphere, the high ceilings and carefully chosen décor further enhance the room's character.

#### Lounge;

12'9" x 12'4" (3.91m x 3.77m)

The living room offers a cosy retreat, featuring a log burner set within a charming and in-keeping fireplace. One will also find a radiator, understairs cupboard, double glazed sash window to the front aspect, door and stairs down to the rear lobby, original flag stone flooring can be found in this room.

Steps lead down from the living room, to an inner lobby, which leads to the kitchen.

#### Rear Lobby;

With UPVC double glazed door and window overlooking the vast rear gardens, door to store cupboard.

#### Kitchen;

11'0" x 9'0" (3.36m x 2.75m)

The kitchen is both stunning and contemporary with vintage style colours, modern base and wall units, rose

gold handles, composite sink unit, worktop surfaces, UPVC double glazed window, electric cooker point, space is thoughtfully allocated for a washing machine, a fridge freezer, and even a Range Master cooker, making it an ideal setup for both everyday meals and more ambitious culinary creations. This is a kitchen designed for those who love to cook, entertain, and enjoy the heart of their home.

From the kitchen, a door gives access into a ground floor W.C. which adds further convenience to this home.

#### Cloakroom;

2'6" x 8'6" (0.77m x 2.61m)

Having a low level WC, vanity circular bowl sink unit, tiled walling, extractor fan and spotlights.

#### Stairs to First Floor Landing;

3'1" x 2'5" (0.96m x 0.75m)

Stairs lead to the first floor landing, where you will find three spacious bedrooms and the family shower room which is accessed via Bedroom three.

#### Bedroom One;

12'6" x 12'5" (3.82m x 3.79m)

Front aspect with double glazed sash window, radiator and wardrobe.

#### Bedroom Two;

10'6" x 12'2" (3.21m x 3.72m )

Front aspect with double glazed sash window and radiator.

#### Bedroom Three;

8'6" x 8'10" (2.61m x 2.70m)

Rear aspect with UPVC double glazed window, access to the shower room is via bedroom three.

**Shower Room;**

5'0" x 9'4" (1.53m x 2.86m)

Rear aspect with a double size shower cubicle, heated towel rail, vanity wash hand basin unit, tiled walling, extractor fan, ceiling spotlights, Upvc double glazed window and laminate flooring.

**Outside;**

This expansive fifth of an-acre garden offers a wonderful mix of open space and privacy, surrounded by natural greenery and scenic countryside views.

A raised seating area is ideal for outdoor entertaining, with far reaching views. The gently sloping lawn is perfect for

outdoor activities, gardening, or creating a relaxing retreat. Mature hedges and trees provide a sense of seclusion, while the breath-taking views of rolling hills and fields make this space truly special. With plenty of potential for landscaping or personalisation.

A variety of outbuildings complete the outdoor space.

**Note;**

Please note that access to the shower room is via Bedroom Three.



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If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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Road Map



Hybrid Map



Terrain Map



Floor Plan

**Floor 0**

Entrance: 5'1" x 2'7" (1.56 x 0.80 m)

Hallway: 4'11" x 5'8" (1.51 x 1.73 m)

Kitchen: 11'0" x 9'0" (3.36 x 2.75 m)

Living Room: 12'10" x 12'4" (3.91 x 3.77 m)

Dining Room: 10'5" x 12'2" (3.19 x 3.73 m)

WC: 2'6" x 8'6" (0.77 x 2.61 m)

**Floor 1**

Bedroom One: 12'0" x 12'5" (3.82 x 3.79 m)

Bedroom Two: 10'6" x 12'2" (3.21 x 3.72 m)

Bedroom Three: 8'6" x 8'10" (2.61 x 2.70 m)

Bathroom: 5'0" x 8'4" (1.53 x 2.84 m)

Landing: 3'1" x 2'5" (0.96 x 0.75 m)

**Approximate total area<sup>(1)</sup>**

913.51 ft<sup>2</sup>  
84.87 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

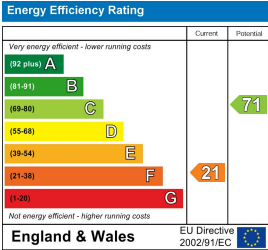
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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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