



**FREEHOLD**

**£490,000**



## **SEVERN VIEW , BULLO PILL, NEWNHAM, GLOUCESTERSHIRE, GL14 1ED**

- FOUR BEDROOMS
- FAMILY BATHROOM
- LARGE GARDENS
- FLEXIBLE ACCOMMODATION
- OFFERS INVITED
- THREE RECEPTION ROOMS
- CLOSE TO VILLAGE AMENITIES
- FIREPLACE
- WIDE VARIETY OF RUARAL WALKS

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# SEVERN VIEW , BULLO PILL, NEWNHAM, GLOUCESTERSHIRE, GL14 1ED

A WARM AND CHARACTERFUL BRICK CONSTRUCTED FOUR DOUBLE BEDROOM DETACHED HOME WITH LARGE LEVEL GARDENS, OUTBUILDINGS, AND BEAUTIFUL COUNTRYSIDE/RIVER VIEWS, SITUATED DOWN A PRIVATE COUNTRY LANE WITH FANTASTIC WALKING OPPORTUNITIES AND IN A POPULAR RURAL LOCATION, CLOSE TO THE VILLAGE OF NEWNHAM ON SEVERN. BELIEVED TO DATE BACK TO THE MID 1800S AND WITH PRIME POSITION OVERLOOKING BULLO PILL'S HISTORIC DOCK, THIS GENEROUS PERIOD RESIDENCE MAKES A LOVELY FAMILY HOME.

The historic Village of Newnham is perched above the River Severn. The Village has many facilities along its tree lined High Street, there are many small Shops, a Pharmacy, Post Office, Library, Doctors Surgery and Primary School as well as several Public Houses and the 14th Century Church.

Further afield in Gloucester and Cheltenham you will find many more amenities including renowned State, Grammar and Private Schools, excellent shopping, cultural and leisure facilities, Railway Station, Gloucestershire airport is 16 miles away and the Severn Bridge is just 19 miles.

**Entrance Hall:** Original wooden flooring, radiator, access through to lounge, dining room and stairs leading up to first floor.

**Lounge:** 12' 2" x 12' 0" (3.71m x 3.65m), Carpeted flooring, window to front aspect, fireplace surround with multi fuel stove and back boiler, access through to office space.

**Office 1:** 11' 4" x 10' 9" (3.46m x 3.27m), Open plan layout with lounge. Carpeted flooring, window to side aspect.

**Dining Room:** 12' 2" x 12' 0" (3.71m x 3.65m), Original wooden flooring, feature fireplace, window to front aspect, open access through to kitchen.



**Kitchen:** 18' 1" x 11' 4" (5.51m x 3.45m), Tiled flooring, a range of fitted units at base level with worktop space, freestanding oven with hob, tiled splash backs, sink unit with mixer tap and drainer, space and plumbing for washing machine/dryer and dishwasher, space for fridge freezer, windows to rear and side aspect, access to side porch.

**Porch:** Covered area with access into outbuilding which is great for outdoor storage space, patio flooring.

**First Floor Landing:** Original wooden flooring, access to all bedrooms, family bathroom and loft space.



**Bedroom One: 12' 2" x 10' 9" (3.71m x 3.27m),**  
Wooden flooring, feature fireplace, radiator, window.

**Bedroom Two: 12' 2" x 10' 6" (3.71m x 3.20m),**  
Wooden flooring, radiator, window.

**Bedroom Three: 11' 4" x 10' 9" (3.45m x 3.27m),**  
Carpeted flooring, radiator, period fireplace, window.

**Bedroom Four: 8' 0" x 7' 8" (2.44m x 2.34m),**  
Wooden flooring, feature fireplace, radiator, window.

**Bathroom:** Large walk in shower cubicle with glass screen and tiled splash backs, freestanding bath with shower head over, WC, wash hand basin, window, heated towel rail.

**Outbuildings:** There are two out buildings with power, water and drainage connected. One is referred to as a "man cave" by the current vendors but could also be utilised as a play room. The other offers great storage space and a workshop area.

**Outside:** There is access from the road via a patio pathway leading up to the front of the property. There are lawned areas either side of the pathway with a mixture of shrubs, plants and trees. The patio pathway leads to the side of the property, where you can access the side porch and the outbuildings. Here there is a further patio area which is a great space for outdoor entertaining. The garden then leads to the side of the property and is mainly laid to lawn with a variety of different shrubs, flowers and trees, with vegetable patches towards the back. There is also a gravelled area where there is space for a hot tub.

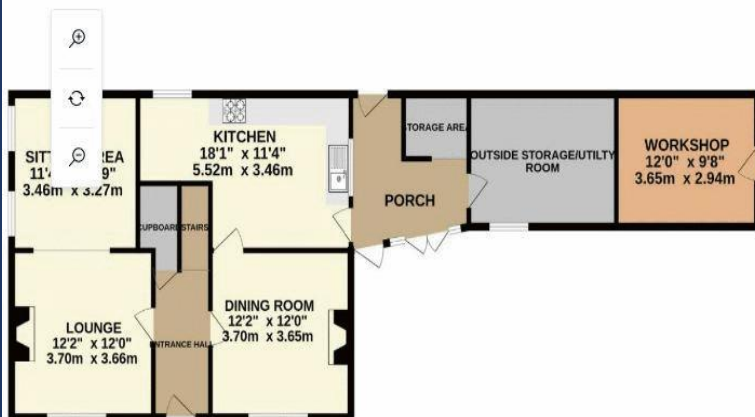
**Services:** Electric and water mains connected, heating system run via solid fuel back boiler, septic tank. The heating system and services where applicable, have not been tested.



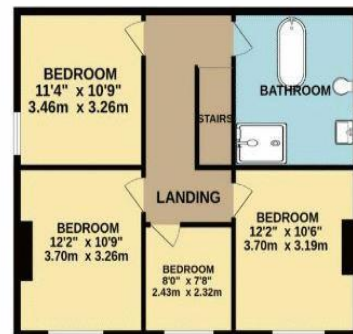
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**

GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



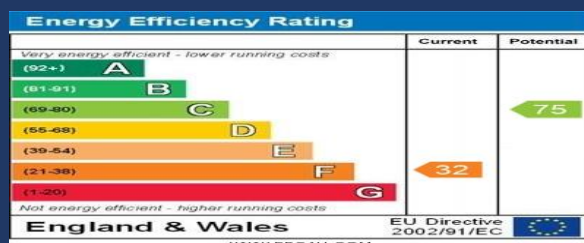
1ST FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982