



Red Wood House

Newent, West Gloucestershire





A handsome Georgian town house with a self-contained apartment, garaging and a generous garden.

Gloucester 9 miles, Ledbury 9 miles, Cheltenham 16 miles, M5 (J11 N&S) 14 miles, Ross-on-Wye 9 miles, Monmouth 19 miles, Bristol 43 miles, Oxford 57 miles
(Distances and times approximate).



Summary of accommodation

Lower Ground Floor: Kitchen | Utility room | Double bedroom | Sitting room/garden room | Shower room

Ground Floor: Large entrance hall | Kitchen | Dining room | Sitting room

First Floor: Principal bedroom | En suite | 2 double bedrooms | 2 En suite

Second Floor: 3 Double bedrooms | 2 Bathrooms | Laundry room

Garden and Grounds

Tandem double garage | Workshop | Gardens approximately 0.36 acres

Situation

Times and distances are approximate

Situated in a charming part of north west Gloucestershire, the historic market town of Newent offers a comprehensive range of amenities to include a supermarket, schools, library, pharmacy, butchers and a doctors. A number of the buildings date from the 13th century, the centrepiece of the town being the Old Market Hall, built in 1668. Red Wood House backs onto the park (Newent Lake) and St. Mary's Church with excellent access to the town centre. About a mile north of the town is the world renowned Three Choirs Vineyard. The Cathedral City of Gloucester and Regency Spa town of Cheltenham are only 9 and 16 miles away respectively and offer an extensive range of facilities to include private schooling, a mix of retail parks, shops and restaurants.



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There are direct trains to London, Birmingham and Bristol from Gloucester.



Red Wood House

Set in the heart of this west Gloucestershire market town, a substantial historic family home with a separate apartment all set within a delightful garden, the plot extending to approximately a third of an acre.

Elevated from the road and standing prominently over the driveway and the surroundings, Redwood House is a beautiful semi-detached Georgian residence extending to around 4,059 square feet, predominantly over three floors but with a very accessible self-contained apartment at lower ground floor level.

The principal part of the house enjoys superb proportions throughout, boasting a grand entrance hall with a beautiful staircase that leads to a galleried landing, a stunning drawing room with bay window and views of the garden, a separate dining room with garden access and a well-appointed kitchen which is wonderfully light being south facing.

Previously the Rectory, the house has been refurbished to create a wonderful family home with retained or replaced period features that include full length sash windows complete with shutters, ceiling covings, stained glass windows and cast iron radiators.

There are three excellent first floor bedrooms all with en-suites and on the second floor, three further double bedrooms, a study (optional bedroom 7), a family bathroom and a utility room.







The Apartment

Accessible from inside the house and independently accessible from the driveway in front, the lower ground floor apartment is a substantial and hugely versatile space with excellent ceiling height and good natural light. Currently used as accommodation (with access to the front and rear) and suitable for Air BnB style lettings, the space could be used for other commercial opportunities or simply as a comfortable living space for dependents.





Outside

There is ample off road parking to the front of the house, a tandem double garage and further garden stores. Level, immaculate predominantly lawned gardens stretch away from the rear of the house, encompassed by a tall fence and with a glorious backdrop of mature specimen trees.

FLOORPLANS

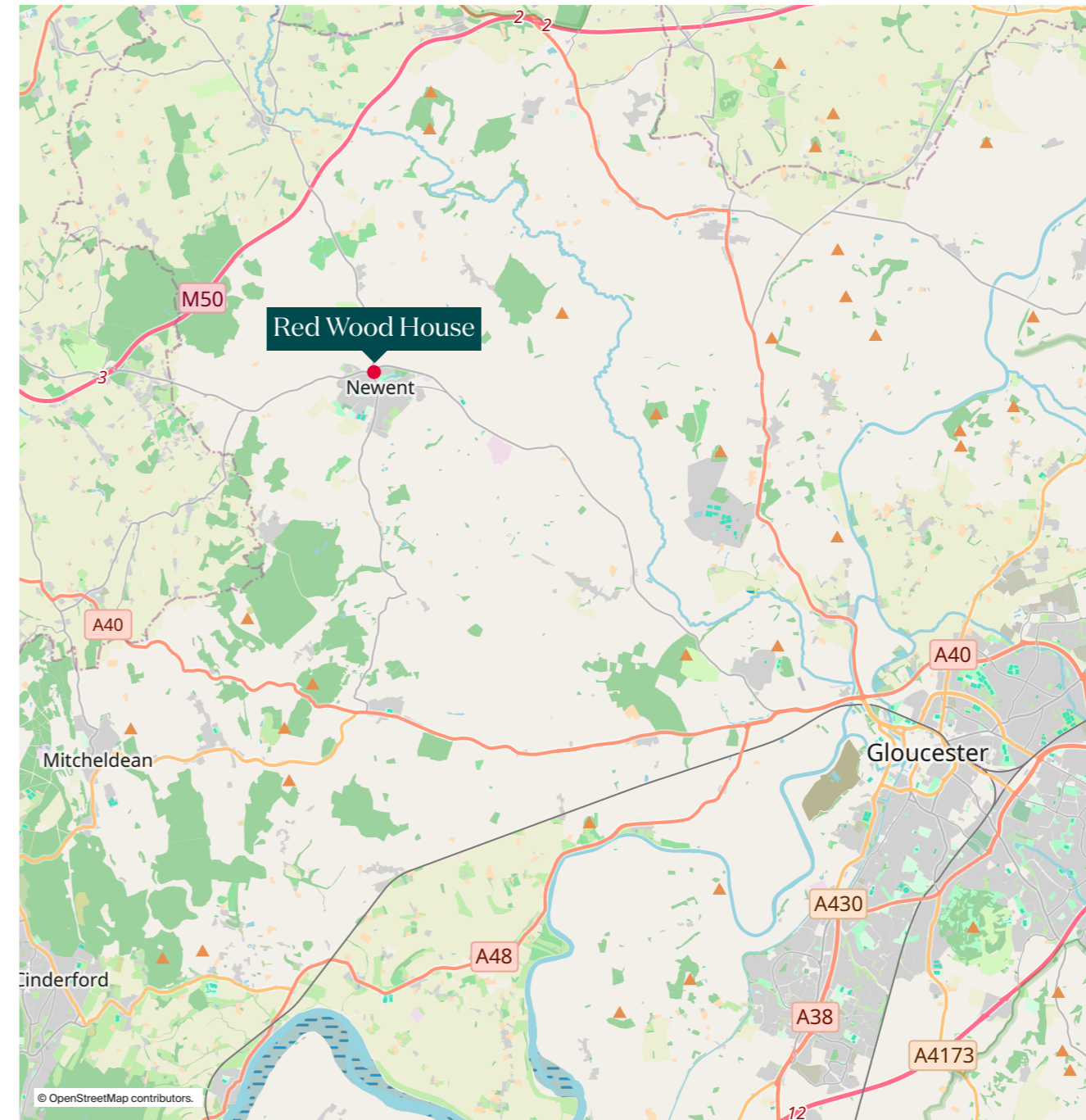
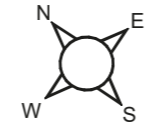
Approximate Gross Internal Floor Area

Main House: 377 sq m / 4,059 sq ft

Garage: 35 sq m / 374 sq ft

Workshop: 17 sq m / 181 sq ft

Total Area: 429 sq m / 4,614 sq ft



PROPERTY INFORMATION

Property Information

Services:

All mains services are connected.

Tenure:

Freehold.

Local Authority:

Forest of Dean District Council

Council Tax:

Band F

EPC:

Band D

Postcode:

GL18 1AN

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated April 2024. Photographs and videos dated April 2024.

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