



**Rose Cottage Ross Road**  
**Newent GL18 1NE**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £345,000

A THREE BEDROOM DETACHED COTTAGE with MATURE GARDENS backing onto OPEN FIELDS, together with a SEPARATE PIECE OF LAND on the opposite side of the road, OFFERING AMPLE PARKING, the WHOLE GROUNDS APPROACHING HALF AN ACRE.

Newent offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.





Entrance via part glazed door through to:

### ENTRANCE PORCH

Fully glazed door through to:

### ENTRANCE HALL

Stairs to the first floor.

### SNUG

10'11 x 9'11 (3.33m x 3.02m )

Brick fireplace with raised hearth mantel over, display plinth to either side, single radiator, under stairs storage space.

### SITTING ROOM

17'6 x 11'1 (5.33m x 3.38m)

Two single radiators, two front and two rear aspect windows overlooking the gardens. Fully glazed door to:

### KITCHEN

11'2 x 7'7 (3.40m x 2.31m)

Stainless steel single drainer sink unit with cupboards under, range of base and wall mounted units, plumbing for washing machine, space for fridge / freezer, wall mounted gas fired central heating and domestic hot water boiler, single radiator, front and rear aspect windows. Fully glazed door to:

### REAR LOBBY

Single radiator, coat hanging rail, access to roof space. Further fully glazed door leads to:

### SIDE PORCH

Glazed with outlook over the gardens and door leading outside.

### GROUND FLOOR WET ROOM

9'1 x 6'10 (2.77m x 2.08m)

Fully tiled floors, electric shower, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, radiator, side aspect window.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

### LANDING

### BEDROOM 1

11'11 x 9'2 (3.63m x 2.79m)

Double radiator, front aspect window.

### BEDROOM 2

11'2 x 7'8 (3.40m x 2.34m)

Double radiator, front aspect window.

### BEDROOM 3

8'8 x 7'11 (2.64m x 2.41m)

Single radiator, front aspect window.

### BATHROOM

8'2 x 7'11 (2.49m x 2.41m)

White suite comprising of modern panelled bath, close coupled WC, pedestal wash hand basin, single radiator, built-in cupboard over the stairs, front aspect frosted window.

### OUTSIDE

A pathway gives access to the front door. There are various pathways, outside lighting. To one side there is a gate giving access to a fenced area of garden with shrubs and trees, useful storage shed. To the other side there is a good sized paved patio area, small lawned area, flower borders surround, various shrubs, bushes and trees, which in turn gives access to:

### ORIGINAL GARAGE

16'10 x 9'3 (5.13m x 2.82m)

Now used as a useful workshop / store, power and lighting.

Steps lead through to the main area of garden to the rear where there is a covered seating area, wooden garden shed, greenhouse, good sized lawned area, abundance of shrubs, bushes and trees and a lovely outlook onto open fields and farmland to the rear.

On the other side of the road, there is a lovely piece of ground with a gravelled driveway suitable for the parking of several vehicles, caravan, boat etc., large expanse of lawn, mature trees surrounding, having a lovely outlook over surrounding fields and farmland, wooden garden shed, stone outbuilding (13'7 x 12'6).

The whole of the gardens and ground are approaching half an acre.

### SERVICES

Mains water, electricity and gas, private drainage.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

Proceeding out of Newent and heading on the B4215 towards Kilcot, the property will be found on your left and right hand side after approximately one mile as indicated by our For Sale boards.

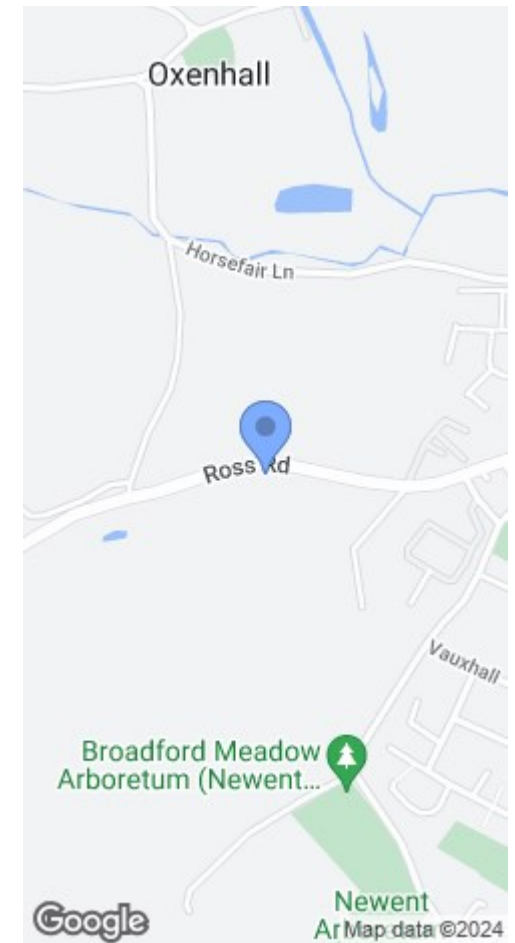
### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		48	75				

**MISREPRESENTATION DISCLAIMER**

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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