



Avonhurst
Brand Green, Nr Redmarley GL19 3JD



STEVE GOOCH
ESTATE AGENTS | EST 1985

Avonhurst

£795,000

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A FOUR BEDROOM DETACHED CHALET STYLE PROPERTY offering FLEXIBLE ACCOMMODATION with ANNEXE POTENTIAL sat within THREE QUARTERS OF AN ACRE with DETACHED DOUBLE GARAGE and STUNNING PANORAMIC VIEWS.

Brand Green is a rural village with easy access to the market town of Newent (just under 3 miles distant). Newent itself offers a range of amenities - a good range of shops, supermarket, schools and churches of various denominations, health centre, sports and community centres, library etc. From Newent, there is a bus service to the surrounding areas including Ross on Wye and Gloucester. There is also a primary school in the nearby village of Pauntley (1 mile distant). The cathedral city of Gloucester is only 10 miles distant and carries a more comprehensive range of facilities including a main line train station.

For the commuter, access can be gained to the M50 motorway via junction 2 (just over 3 miles away) for onward connection with the M5 motorway, linking up the Midlands, the North, Wales, London and the South.



The property is accessed via a part double glazed frosted UPVC door into:

ENTRANCE HALL

Radiator, power points, stairs leading to the first floor, under stairs storage cupboard, coving, door into:

KITCHEN / DINING / FAMILY ROOM

25'10 x 14'11 (7.87m x 4.55m)

A range of base, wall and drawer mounted units, wooden block worktops, five ring Neff hob with extractor fan above, double Neff ovens, space and plumbing for a washing machine, space for fridge / freezer, one and a half bowl single drainer sink unit with mixer tap above, power points, appliance points, breakfast bar, coving, part tiled walls, rear aspect double glazed UPVC window. Opening through to family / dining area.

The family / dining area has a fireplace with inset log burning stove, power points, television point, coving, space for dining table and chairs, side aspect double glazed UPVC window, rear aspect double glazed UPVC door leading to the garden.

UTILITY ROOM

11'08 x 9'08 (3.56m x 2.95m)

Base and wall mounted units, wooden block worktops, space and plumbing for washing machine and tumble dryer, oil-fired boiler, power points, appliance points, part tiled walls, access to loft space, rear aspect double glazed UPVC window.

DINING ROOM

14'11 x 11'11 (4.55m x 3.63m)

Coving, power points, appliance points, radiator, rear aspect double glazed UPVC sliding doors to the garden.

LOUNGE

23'09 x 14'07 (7.24m x 4.45m)

Feature fireplace with inset Villager wood burning stove, power points, television point, radiators, coving, side aspect double glazed UPVC windows, two sets of UPVC sliding double doors taking in the fantastic panoramic views to the front of the property and over the surrounding farmland and hills.





BEDROOM 2

15'08 x 12'06 (4.78m x 3.81m)

Radiator, power points, coving, built-in wardrobes, rear aspect double glazed UPVC window. This room could be used as annexed accommodation with the kitchenette next door.

EN-SUITE to BEDROOM 2

Whirlpool bath, double corner shower unit, pedestal wash hand basin, WC, part tiled walls, inset ceiling spot lights, coving, radiator with towel rail, rear aspect double glazed frosted UPVC window.

BEDROOM 3

12'09 x 11'09 (3.89m x 3.58m)

Radiator, power points, coving, front aspect double glazed UPVC window with stunning views.

SHOWER ROOM

WC, pedestal wash hand basin, shower enclosed by tiling, tiled flooring, part tiled walls, radiator, front aspect double glazed UPVC frosted window.

BEDROOM 4

12'03 x 11'10 (3.73m x 3.61m)

Radiator, power points, coving, front and side aspect double glazed UPVC windows.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

28'01 x 12'06 (8.56m x 3.81m)

A vast landing space which is currently being used as an office, Velux roof lights, inset ceiling spot lights, radiator, storage in the eaves, access to loft space, window seat with front aspect double glazed UPVC window looking out over the surrounding countryside.

BEDROOM 1

23'07 x 16'06 (7.19m x 5.03m)

Radiators, power points, television point, Velux roof lights, inset ceiling spot lights, side and front aspect double glazed UPVC windows.



BATHROOM

Tiled flooring, his and hers sinks, WC, separate double shower unit with rainfall shower above, bath with tiled splashback, two heated towel radiators, access to eaves storage, inset ceiling spotlights, Velux roof light.

OUTSIDE

The property sits within approximately 3/4 acre and the gardens wrap around the property. From the lane, double wrought iron gates give access into a large tarmac driveway suitable for the parking of numerous vehicles. This leads to:

DETACHED DOUBLE GARAGE

26'0 x 17'10 (7.92m x 5.44m)

Accessed via two up and over doors, power and lighting, fully insulated, UPVC double glazed window to the side.

The front garden is laid to lawn with mature shrubs and bushes and is enclosed by fencing and hedging. A path leads round to the side and rear gardens which are all mostly laid to lawn with mature hedging, shrubs, trees and flower borders. There is a covered decked seating area, rear patio, vegetable plot. The gardens are elevated and enjoy panoramic views to the Cotswolds and the Malvern Hills.

SERVICES

Mains water, drainage and electric. Oil-fired heating.

WATER RATES

Severn Trent - to be advised.

LOCAL AUTHORITY

Council Tax Band: F
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

From Newent proceed along the B4215 towards Dymock turning right just after the Fire Station onto Tewkesbury Road. Proceed along here for 3-4 miles until reaching Upleadon and at the crossroads turn left signposted Edens Hill. Proceed along here for approximately 1.5 miles where the property can be found on the left hand side.

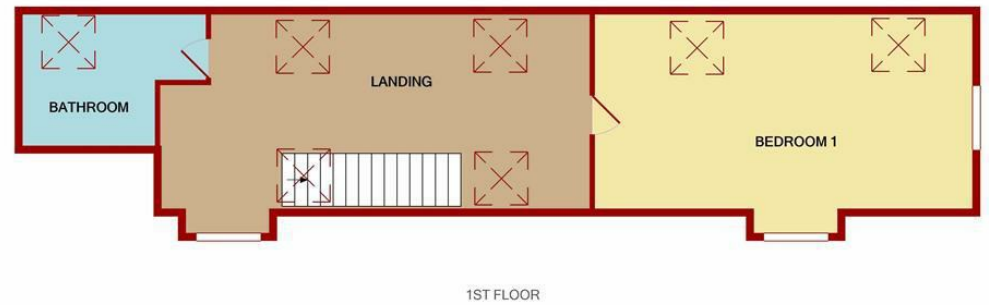
PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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