



Bramley Place 45, The Scarr
Newent GL18 1DQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Bramley Place 45, The Scarr Newent GL18 1DQ

Guide Price £825,000

A FOUR BEDROOM DETACHED FAMILY HOME, located in a BEAUTIFUL POSITION, offered with EIGHT AND A HALF ACRES OF GRADE A LAND with UNSPOILT VIEWS TOWARDS MAY HILL, having MUCH POTENTIAL INSIDE AND OUT, LAND with MAIN ROAD ACCESS, DETACHED BARNs with POTENTIAL FOR CONVERSION (SUBJECT TO THE RELEVANT PLANNING).

Newent itself offers a range of shops, supermarkets, a 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.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Enter the property via double glazed front door into:

ENTRANCE VESTIBULE

Side aspect windows. Door through to:

LOUNGE

17'0 x 10'0 (5.18m x 3.05m)

Feature cast iron log burner, single radiator, thermostat control, front aspect window, rear aspect sliding doors offering lovely views over the gardens towards surrounding fields and countryside.

DINING AREA

12'0 x 11'0 (3.66m x 3.35m)

Radiator, door to storage cupboard, front aspect window.

KITCHEN

14'1 x 7'11 (4.29m x 2.41m)

Range of modern base and wall mounted units with laminated worktops and splashbacks, integrated NEFF oven and four ring hob with extractor fan over, one and a half bowl single drainer sink unit with mixer tap, double radiator, rear aspect window, half glazed door offering lovely views towards May Hill.

UTILITY ROOM

8'0 x 7'0 (2.44m x 2.13m)

Floor mounted Worcester oil-fired boiler, plumbing for washing machine, space for tumble dryer and fridge / freezer, worktop area, tiled floor, rear aspect window.

FROM THE DINING AREA, OPENING THROUGH TO:

LIVING ROOM

16'1 x 11'7 (4.90m x 3.53m)

Double radiator, inset spotlighting, side aspect sliding doors to patio and gardens, front aspect window. Door to:

INNER HALLWAY

UPVC double glazed side door to patio and gardens.

CLOAKROOM

Single radiator, WC, vanity wash hand basin with mixer tap and cupboard below, rear aspect frosted window.





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

LANDING

Access to roof space, louvred doors to airing cupboard with lagged hot water tank and slatted shelving and storage space.

BEDROOM 1

12'2 x 12'0 (3.71m x 3.66m)

Wood laminate flooring, air conditioning unit, side and rear aspect windows offering beautiful views over the gardens, fields and towards May Hill.

BEDROOM 2

12'2 x 11'10 (3.71m x 3.61m)

Single radiator, front and side aspect windows offering lovely views.

BEDROOM 3

12'0 x 10'11 (3.66m x 3.33m)

Single radiator, front aspect window.

BEDROOM 4

11'7 x 10'0 (3.53m x 3.05m)

Over stairs storage cupboard, double radiator, front aspect window. Door from landing to:

STUDY ROOM

7'5 x 4'7 (2.26m x 1.40m)

Double radiator, front aspect window offering lovely views.

BATHROOM

Recently refitted to comprise of a panelled bath with mixer tap, WC, vanity wash hand basin with mixer tap and cupboards below, corner shower cubicle with Mira electric shower, laminated splashbacks, chrome heated towel rail, side aspect frosted window.

OUTSIDE

To the front, the property is approached by a shared driveway (Orchard Road) with a driveway suitable for parking three or four vehicles. The formal gardens surrounding the house are largely laid to lawn with patio seating area, pond, an array of mature trees and tended borders planted with mature flowers, trees, shrubs and bushes. In the formal gardens there are four wooden outbuildings as follows:



OUTBUILDING - GYM

19'8 x 11'9 (5.99m x 3.58m)

Consumer unit, accessed via wooden French doors with front and side aspect windows. Power and lighting.

OUTBUILDING - SUMMER HOUSE

16'8 x 10'0 (5.08m x 3.05m)

With power and lighting, consumer unit, currently used as a study. Accessed by French doors, front and side aspect windows.

OUTBUILDING - SUMMER HOUSE ON STILTS

10'8 x 10'0 (3.25m x 3.05m)

The summer house enjoys stunning views towards May Hill.

OUTBUILDING - SUMMER HOUSE

15'8 x 11'10 (4.78m x 3.61m)

Consumer unit, power and lighting, sauna.

The property is set in just over 8.5 acres of Grade A quality pasture land which is predominantly flat, falling away at the bottom onto the B4215, where the property has an alternate gated access from the road. The land is split into four separate paddocks, all fenced with post and wire fencing and hedging and are all accessible via five bar gates. The property offers development potential (relevant to planning consents) in the form of a detached barn / piggery with two adjoining car ports and a two storey modern barn on the side with mechanical lift. These outbuildings all have their own power and lighting and consumer unit. The barns have separate vehicular gated access.

SERVICES

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

The property has an tethered type one EV charging point.

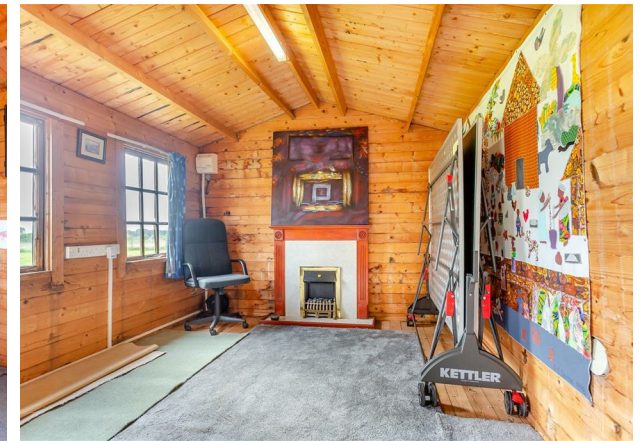
WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D

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





TENURE

Freehold.

VIEWING

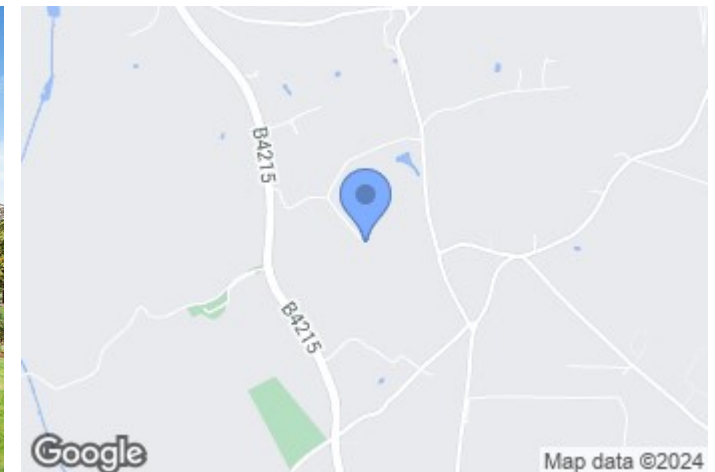
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

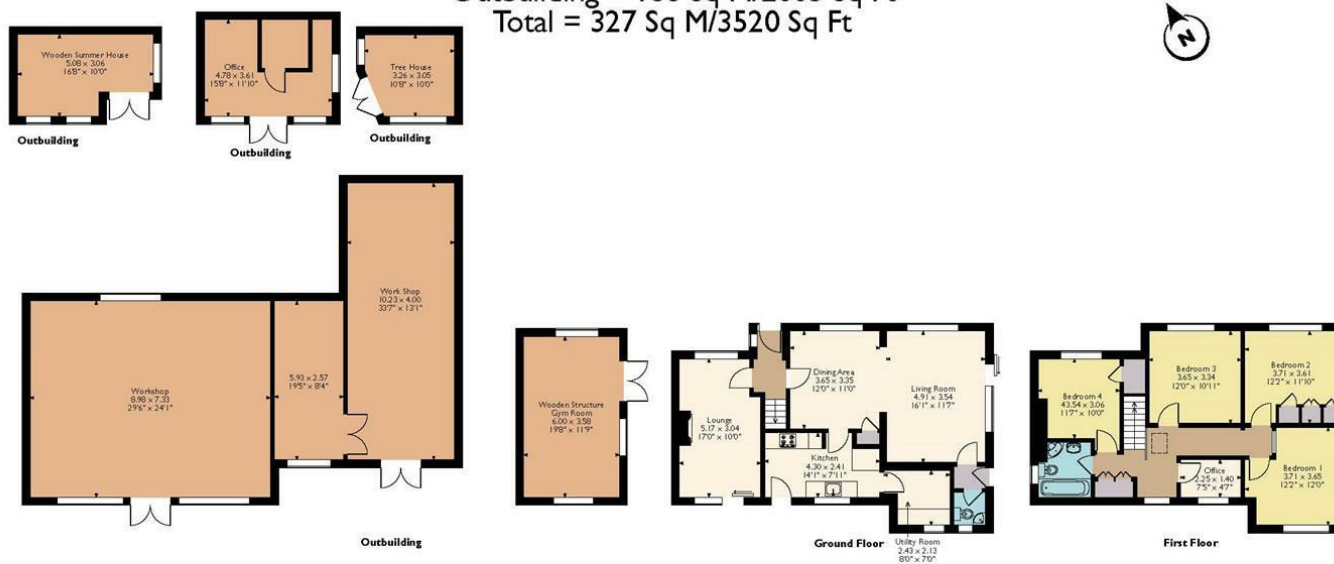
From Newent, head up the High Street to the cross roads, heading straight over at the traffic lights towards Dymock, taking the first right onto the Tewkesbury Road, taking the next left signposted Redmarley. Proceed along the Redmarley road, taking the left hand turning at the Lime tree headed towards The Scarr on Scarr Road. Turn left at Alan Prout's Garage into Orchard Road. Proceed right along to the end of Orchard Road where the property can be found at the end on the right 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).



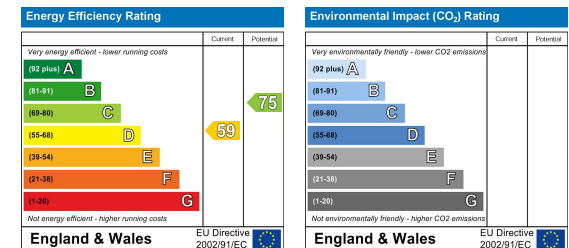
45 The Scarr, Newent, Gloucestershire
 Approximate Gross Internal Area
 Main House = 141 Sq M/1517 Sq Ft
 Outbuilding = 186 Sq M/2003 Sq Ft
 Total = 327 Sq M/3520 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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