



**Leadon Lodge**  
**Pauntley, Redmarley GL19 3HZ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Leadon Lodge

£675,000

Pauntley, Redmarley GL19 3HZ

**A RARE OPPORTUNITY TO ACQUIRE A SPACIOUS and INDIVIDUAL THREE BEDROOM DETACHED BUNGALOW in a BEAUTIFUL SEMI-RURAL LOCATION affording PANORAMIC VIEWS with EQUESTRIAN FACILITIES TO INCLUDE STABLING, FIELD SHELTER and APPROXIMATELY TWO ACRES OF FLAT LAND.**

The Hamlet of Pauntley is located approximately 2 miles from the market town of Newent and 2 miles from the village of Redmarley, which has amenities to include a Primary School, Church, Village Hall with Tennis Club and Sports Field and Public House. Access from here can be gained to either Ledbury, Tewkesbury and Gloucester, approximately 6 miles, 10 miles and 11 miles respectively, where more comprehensive amenities can be found.

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



Enter the property via glazed wooden front door into:

### ENTRANCE HALL

Double doors to shoe and coat storage cupboard, telephone and network point, double radiator, thermostat controls, wall light fittings, coved ceiling, access to roof space via pull down loft ladder, door to airing cupboard with lagged hot water tank with slatted shelving and storage space, front aspect window.

### LOUNGE

20'6 x 14'06 (6.25m x 4.42m)

Feature fireplace with Welsh slate surround and hearth, further wooden decorative surround housing an inset LPG fire, power points, television point, telephone point, wall light fittings and central light with dimmer switches, coved ceiling, double and single radiator, glazed French doors into dining room, further glazed French doors to the sun room, side aspect window and rear aspect sliding doors to patio and gardens.

### KITCHEN / BREAKFAST ROOM

15'2 x 11'5 (4.62m x 3.48m)

Built-in storage cupboard, built-in pantry, range of handmade wooden base units with laminated worktops and tiled splashbacks, one and a half bowl sink unit with mixer tap, space for fridge / freezer, plumbing for washing machine / dishwasher, space for electric / gas cooker, built-in LPG fired Aga, telephone point, double radiator, coved ceiling, serving hatch through to dining room, side aspect window, front window offering stunning far reaching views.

### INNER HALL

Coved ceiling, door into:

### CLOAKROOM

5'0 x 3'4 (1.52m x 1.02m)

WC, wall mounted wash hand basin, single radiator, extractor fan.

### UTILITY ROOM

8'3 x 7'3 (2.51m x 2.21m)

Plumbing for washing machine, space for tumble dryer, worktop space, Belfast sink unit, wall units, single radiator, coved ceiling, rear aspect window, half glazed back door to patio and gardens.







### **DINING ROOM**

**11'1 x 10'5 (3.38m x 3.18m)**

Power points, telephone point, coved ceiling, double radiator, glazed French doors to lounge, further glazed French doors leading to:

### **SUN ROOM**

**10'7 x 7'7 (3.23m x 2.31m)**

Terracotta tiled floor, power points, double radiator, wall light fittings with dimmer switch, brick construction with side and rear aspect full height double glazed windows, polycarbonate roof, side aspect UPVC sliding doors to patio.

### **MASTER BEDROOM**

**11'9 x 14'9 into bay, narrowing to 13'0 (3.58m x 4.50m into bay, narrowing to 3.96m)**

Two built-in double wardrobes, dimmer switch lighting, dimmable wall lights, double radiator, side aspect window, front aspect bay window offering lovely views with a window seat. Door to:

### **EN-SUITE SHOWER ROOM**

**9'7 x 6'8 (2.92m x 2.03m)**

Large walk-in power shower, built-in extractor fan, shower light, tiled splashbacks, WC, pedestal wash hand basin, single radiator, front aspect frosted window.

### **BEDROOM 2**

**11'9 x 9'5 (3.58m x 2.87m)**

Built-in double wardrobe, single radiator, dimmer switch lighting, side and rear aspect windows offering lovely views towards the Malverns.

### **BEDROOM 3**

**9'8 x 9'6 (2.95m x 2.90m)**

Built-in double wardrobe, TV point, single radiator, dimmer switch lighting, coved ceiling, front aspect window offering lovely far reaching views.

### **BATHROOM**

**9'4 x 6'5 (2.84m x 1.96m)**

Suite comprising of a panelled bath with power shower over, pedestal wash hand basin, WC, single radiator, tiled splashbacks, extractor fan, rear aspect frosted window.

FROM THE ENTRANCE HALL, A PULL DOWN LADDER GIVES ACCESS TO:





## **BOARDED LOFT ROOM**

**18'7 x 12'9 (5.66m x 3.89m)**

Power and lighting, radiator, telephone point, side aspect window.  
Door leading to the remainder of the loft space.

## **OUTSIDE**

To the front of the property, a sweeping driveway approach leads to a tarmac driveway and turning area suitable for the parking of six vehicles, leads to:

## **ATTACHED DOUBLE GARAGE**

**20'3 x 18'9 (6.17m x 5.72m)**

Accessed via front aspect electric up and over door, sink unit with hot and cold water, plumbing for washing machine, power and lighting, Worcester LPG boiler, access to roof space, two rear aspect windows, side aspect pedestrian door.

There are two outside cold water taps to the front plus one mixer tap and a canopy entrance area before reaching the front door. The front gardens are laid to lawn. To the front you will also find:

## **WOODEN SUMMER HOUSE**

Accessed via glazed French doors, power and lighting, front and rear aspect windows.

There is also an additional storage area.

Gated side access leads to the rear garden where there is an LPG tank, lawned areas, large patio seating area enclosed by low-level fencing. There are five paddocks, all gated and fenced. The land is flat and amounts to just under two acres of land and affords panoramic views. There is a DOUBLE BAY STABLE BLOCK with power and lighting, a DOUBLE FIELD SHELTER and a further large wooden shed.

The grounds are all enclosed by fencing and hedging.

## **SERVICES**

Mains water and electric. Septic tank. LPG heating.

## **WATER RATES**

Severn Trent - metered.







## 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

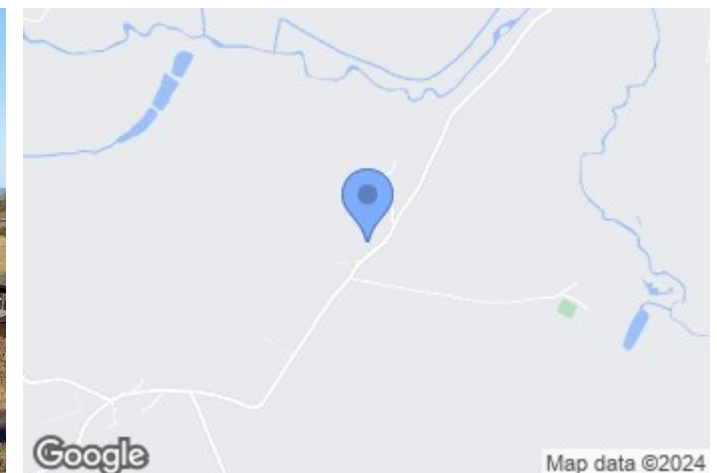
From our offices in Newent, proceed up the High Street and over the staggered crossroads turning right onto the Tewkesbury Road taking the first left signposted to Redmarley. Continue to Pauntley and the property will be located on the left hand side as marked by our 'For Sale' board.

## 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.



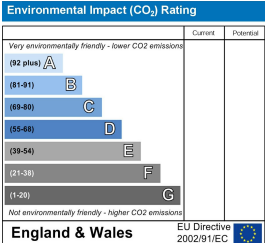
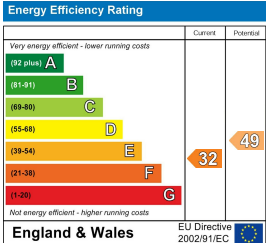
# GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

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