



Oaklands Watery Lane
Newent GL18 1QG



STEVE GOOCH
ESTATE AGENTS | EST 1985

Price Guide £325,000

A SUPERBLY PRESENTED THREE DOUBLE BEDROOM DETACHED 1930's BUNGALOW, MODERNISED and FINISHED TO A HIGH STANDARD BY THE CURRENT VENDORS, LARGE REAR GARDENS with HOME OFFICE / WORKSHOP, OFF ROAD PARKING situated in a PLEASANT EDGE OF TOWN LOCATION yet CLOSE TO AMENITIES, the NEWENT ARBORETUM and COUNTRYSIDE WALKS.

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.





A brick arched canopy entrance porch leads to a double glazed wooden front door into:

ENTRANCE HALL

16'6 x 3'6 (5.03m x 1.07m)

Karndean flooring, single radiator.

LOUNGE

15'2 x 11'8 into square bay (4.62m x 3.56m into square bay)

Karndean flooring, double radiator, coved ceiling, front aspect bay window.

DINING / FAMILY ROOM

13'8 x 11'8 (4.17m x 3.56m)

Entrance via glazed French doors, glazed wooden door leading to turning staircase, under stairs storage cupboard, further open under stairs open area with shelving and storage space, Karndean flooring, double radiator, coved ceiling, side aspect window. Glazed wooden door into:

KITCHEN

15'3 x 8'0 (4.65m x 2.44m)

Refitted to comprise of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated tall fridge / freezer, integrated electric oven with four ring induction hob and extractor fan over, integrated washer / dryer, one and a half bowl single drainer sink unit with mixer tap, Karndean flooring, wall mounted Worcester Bosch boiler supplying the hot water and central heating, side aspect window, two rear aspect windows overlooking the gardens. Double glazed wooden door leading to:

SIDE PORCH

5'3 x 3'6 (1.60m x 1.07m)

UPVC double glazed construction with sliding door, half stained glass door into:

CLOAKROOM

3'4 x 3'3 (1.02m x 0.99m)

High-level WC, wash hand basin, consumer unit.

BEDROOM 1

11'5 x 11'0 (3.48m x 3.35m)

Karndean flooring, coved ceiling, single radiator, front aspect window.

BEDROOM 2

11'4 x 11'1 max (3.45m x 3.38m max)

Built-in double wardrobe, Karndean flooring, single radiator, coved ceiling, rear aspect window.

SHOWER ROOM

7'9 x 5'2 (2.36m x 1.57m)

Pedestal wash hand basin, WC, double shower cubicle accessed via sliding glazed screen, inset overhead and detachable Mira hand shower with panelled splashback, tiled splashbacks, chrome heated towel rail, extractor fan, side aspect frosted window.

FROM THE DINING / FAMILY ROOM, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

BEDROOM 3

15'0 x 15'6 narrowing to 12'5 (4.57m x 4.72m narrowing to 3.78m)

Eaves storage space, further built-in cupboard, double radiator, vaulted ceiling, replacement front aspect Velux roof light with fitted blind, rear aspect Velux roof light with fitted blind.

OUTSIDE

To the front of the property, there is a gravelled off road parking area for two vehicles. The current vendors have added steps up to the front door and wheelchair ramp access, all enclosed by attractive wooden sleeper construction with stepped surfaces and bed surrounds, laid to gravel for low maintenance, enclosed by wood panel fencing with gated access to either side of the property to the rear garden. The rear garden comprises of a patio seating area, decked area, gravelled area with the main part of the garden laid to lawn with a further raised deck to the rear of the garden, wooden built garden shed, outside lighting and water tap. The gardens offer complete privacy and are enclosed by mature trees and hedging. The rear gardens measure approximately 65' x 50'.

DETACHED WOODEN WORKSHOP / OFFICE

22'5 x 8'9 (6.83m x 2.67m)

Currently used as a hobby / craft room, fitted with electric room heater, inset spot lighting, power, front, side and rear aspect windows. It is currently split into two areas - the larger part of the workshop is used for craft purposes and a smaller area is used for storage.

SERVICES

Mains water, electricity, gas and drainage.

Fibre broadband is available at the property.

WATER RATES

Severn Trent - metered supply.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

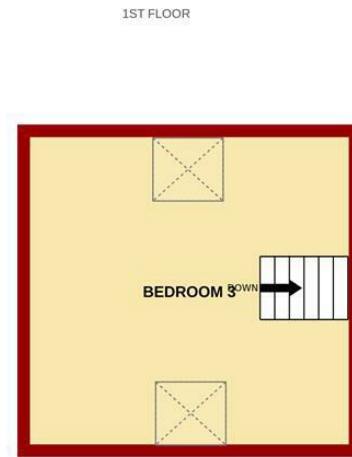
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

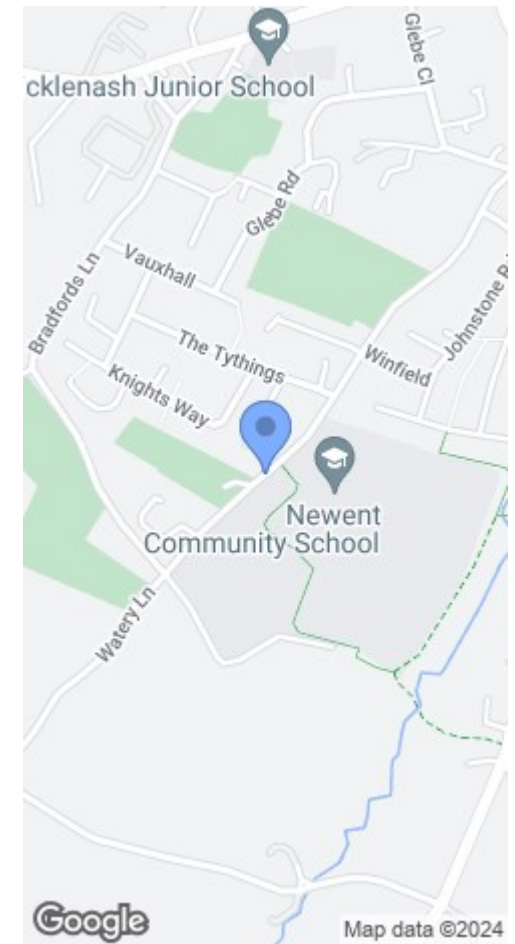
From our Newent office, proceed into Watery Lane and the property can be located on the right hand side past The Tythings turning, as marked by our 'For Sale' board.

PROPERTY SURVEYS

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



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) D
(55-68) D			(39-54) E
(39-54) E			(21-38) F
(21-38) F			(1-20) G
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		67	
		37	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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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