



The Old Chapel Upleadon Road  
Highleadon, Newent GL18 1HS



STEVE GOOCH  
ESTATE AGENTS | EST 1985



**£695,000**

A RARELY AVAILABLE AND UNIQUE THREE BEDROOM DETACHED CONVERTED FORMER CHAPEL having MANY CHARACTER FEATURES, ARCHED WINDOWS and DOORS, CIRCULAR WINDOW TO THE FRONT ASPECT, SUN ROOM, AMPLE PARKING, WEST FACING GARDEN 70' X 45' APPROX with LOVELY OPEN VIEWS TOWARDS MAY HILL.

Highleadon is a small village having a Garage and Garden Centre with further amenities to be found in Newent. Newent itself offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, Library etc. and a Bus Service to Gloucester, Ross-on-Wye and surrounding areas.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.

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.







Arched original door through to:

### **ENTRANCE PORCH**

Tiled flooring, arched door through to:

### **HALLWAY**

10'10 x 10'4 (3.30m x 3.15m)

Full height vaulted ceiling, tiled flooring, under stairs storage space, stairs to the first floor. Door to:

### **UTILITY / CLOAKROOM**

10'9 x 5'7 (3.28m x 1.70m)

Plumbing for washing machine, space for tumble dryer, oil-fired heating and domestic hot water boiler, white suite with close coupled WC, pedestal wash hand basin, tiled splashback, tiled flooring, radiator / heated towel rail, side and front aspect windows.

### **LIVING ROOM**

19'11 x 18'6 (6.07m x 5.64m)

Attractive stone fireplace with inset wood burning stove, raised hearth, exposed sold timber flooring, two radiators, large exposed ceiling beam, two side aspect windows.

### **KITCHEN / DINING ROOM (L SHAPED)**

19'3 x 16'10 max (5.87m x 5.13m max)

Double bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated Leisure Rangemaster cooking range with five gas rings running off Calor tank, hot plate, electric ovens below, cooker hood above, integrated dishwasher, attractive alcove, American style fridge / freezer, tiled flooring, two radiators, three side aspect attractive church style arched windows. Opening to:

### **SUN ROOM**

15'7 x 11'10 (4.75m x 3.61m)

Tiled flooring, radiator, inset spotlighting, central canopy window offering lots of light, two side aspect windows, full height bi-fold doors through to the west facing rear garden offering a lovely outlook over open fields and farmland towards May Hill.

DOOR FROM KITCHEN / DINER LEADS TO:

### **SIDE PORCH**

8'2 x 4'4 (2.49m x 1.32m)

Tiled flooring, coat hanging space, radiator, side aspect window. Arch door through to the parking area.

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

### **LANDING**

Access to roof space via loft ladder, open vaulted landing with superb circular window to the front aspect.

### **MASTER BEDROOM**

17'3 x 13'11 (5.26m x 4.24m)

Exposed timbers, two radiators, two built-in double wardrobes, hanging rail and shelving, cupboards over, two large side aspect Velux roof lights, two rear aspect windows to the west facing garden. Door to:

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

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail, solid timber flooring, side aspect Velux roof light.

### **BEDROOM 2**

13'7 x 8'0 (4.14m x 2.44m)

Radiator, exposed timbers, two side aspect windows. Door to:

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

Fitted shower cubicle and tray, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail, side aspect Velux roof light.

### **BEDROOM 3**

14'0 x 8'0 (4.27m x 2.44m)

Radiator, side aspect Velux roof light. Door to:

### **EN-SUITE BATHROOM**

White suite with roll top bath, shower attachment over, close coupled WC, pedestal wash hand basin, heated towel rail, two side and one front aspect window (door way back to the landing, can be accessed from this bedroom or separately from the landing).

### **OUTSIDE**

Double timber gates lead through to a large gravelled parking and turning area, suitable for the parking of several vehicles, outside lighting, LARGE WOODEN SHED 20'0 x 9'10 accessed via double doors with power and lighting and controls for the solar panels (situated on the shed roof). To the front of the property, flagstone steps lead to the front door with gravelled garden area planted with various shrubs, further outside lighting. Side access leads through to a lovely west facing rear garden with superb unspoilt views over surrounding farmland towards May Hill. There is a good sized paved patio area, large lawned area, flower borders surround with various shrubs, bushes and trees, outside lighting. The garden measures 70' x 45' approximately.

### **SERVICES**

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

Fibre broadband is available at the property and is currently provided by Gigaclear.

### **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.

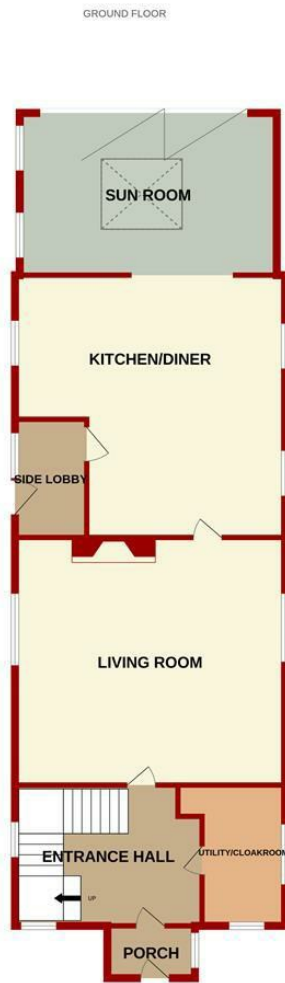
### **DIRECTIONS**

From our office in Newent, head up the High Street, turning right at the traffic lights onto the B4215 heading back towards Gloucester. Proceed through Malswick until you reach Highleadon. Go past Highleadon petrol station on your right hand side and take the next left signposted "Upleadon" and "Hartpury". Proceed along towards Upleadon and the property can be found on your left hand side.

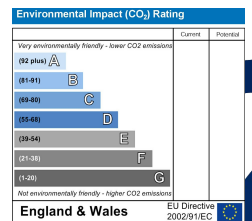
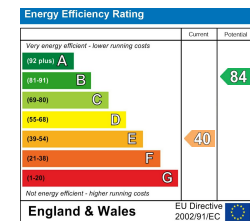
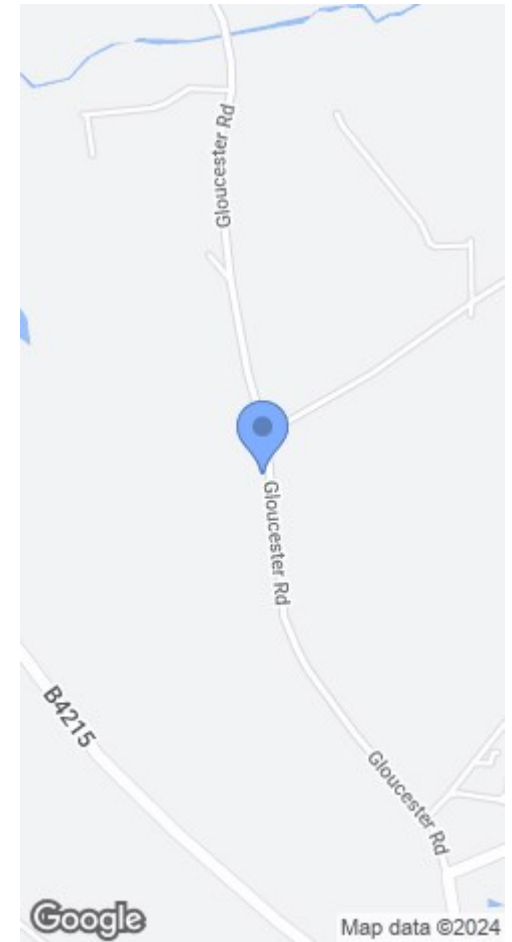
### **PROPERTY SURVEYS**

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





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



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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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