



Mount Ottawa Golden Valley
Upleadon, Newent GL18 1HN



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £995,000

A RARELY AVAILABLE and SUPERBLY POSITIONED FOUR BEDROOM DETACHED BRICK BUILT PROPERTY with SUBSTANTIAL ATTACHED FULLY SELF-CONTAINED TWO DOUBLE BEDROOM ANNEXE, having MATURE GARDENS and GROUNDS extending to 2.75 ACRES, with the added benefit of PLANNING PERMISSION to erect a LARGE FOUR BEDROOM DETACHED BUNGALOW IN THE GROUNDS, with ELEVATED VIEWS of the SURROUNDING FIELDS AND COUNTRYSIDE.

Upleadon is approximately 2-3 miles from Newent which offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres and a Local Library. A regular Bus Service runs 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.

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.



Part glazed door leads to:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Stairs to the first floor.

LIVING ROOM

15'9" into front aspect bay window x 15'5" (4.80m into front aspect bay window x 4.70m)

Fireplace with raised hearth, fitted woodburning stove, exposed wooden flooring, two single radiators, picture rail, front and rear aspect windows with a lovely outlook over the gardens and ground. Door to:

LOUNGE

15'9" into side aspect bay window x 9'7" (4.80m into side aspect bay window x 2.92m)

Built-in cupboard, large under stairs storage cupboard, exposed wooden flooring, double radiator, side aspect window with a lovely private outlook.

KITCHEN / DINING ROOM

22'7" x 10' (6.88m x 3.05m)

One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted Rangemaster LPG gas cooking range with five burners plus hot plate, ovens below, cooker hood above, plumbing for dishwasher, breakfast bar, tiled flooring, double radiator, exposed brickwork, exposed ceiling beams, front and side aspect windows with a lovely private outlook over the gardens and ground beyond. Double glazed sliding doors to the rear patio with a lovely westerly facing outlook. Opening through to:

INNER LOBBY

GROUND FLOOR SHOWER ROOM

Fitted shower cubicle and tray, close coupled WC, wash hand basin, tiled splashback, single radiator, side aspect frosted window.

UTILITY

9'7" x 8'1" (2.92m x 2.46m)

Oil-fired central heating and domestic hot water boiler, plumbing for washing machine, space for tumble dryer, single radiator, tiled flooring, side aspect window.

DOOR TO:

SHARED REAR ENTRANCE HALL

14'2" x 5'11" (4.32m x 1.80m)

Tiled flooring, half glazed door to the outside, large storage cupboard, access to house and annexe.

INNER HALLWAY

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





LANDING

Side aspect window.

BEDROOM 1

15'7 x 12'11 (4.75m x 3.94m)

Original fireplace, exposed timber flooring, two single radiators, picture rail, central ceiling fan and light, front and rear aspect windows with a lovely outlook over the surrounding fields and farmland.

BEDROOM 2

15'9 into front aspect bay window x 9'7 (4.80m into front aspect bay window x 2.92m)

Laminate flooring, built-in double cupboard, hanging rails and shelving, picture rail, front aspect window with lovely views over the ground, door with stairway and hatch through to:

LOFT SPACE

13'0 x 6'9 (3.96m x 2.06m)

Fully boarded, front aspect window.

BEDROOM 3

10'4 x 9'10 (3.15m x 3.00m)

Exposed timber flooring, single radiator, front and side aspect windows with a lovely outlook onto surrounding fields and farmland towards May Hill.

BEDROOM 4 (L SHAPED)

13'2 x 10'8 max (4.01m x 3.25m max)

Exposed pine flooring, single radiator, rear aspect westerly facing window with a lovely outlook over surrounding fields and farmland towards May Hill.

OCCASIONAL BEDROOM 5 / OFFICE

8'5 x 6'2 (2.57m x 1.88m)

Single radiator, hot water tank, slatted shelving, rear aspect window with lovely views.

BATHROOM

Coloured suite comprising of bath with tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, single radiator, rear aspect frosted window.

ANNEXE

Separate entrance via half glazed door into:

ENTRANCE HALL

Wood block flooring, double radiator, under stairs storage cupboard, stairs to the first floor.

CLOAKROOM

White suite comprising of close coupled WC, wash hand basin, single radiator, rear aspect frosted window.

LOUNGE

20'11 x 11'3 (6.38m x 3.43m)

Brick fireplace with inset wood burning stove, two double radiators, dado rail, front, side and rear aspect windows with a lovely outlook over surrounding fields and farmland.



KITCHEN / DINER

18'0 x 10'0 (5.49m x 3.05m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated electric double oven, cupboard above and below, four ring gas hob, cooker hood above, integrated dishwasher and fridge, single radiator, front and rear aspect windows with outlook over the gardens.

FROM THE ENTRANCE HALL, A STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Exposed pine flooring, access to roof space, front aspect window with lovely outlook and views.

BEDROOM 1

20'11 x 11'3 (6.38m x 3.43m)

Exposed pine flooring, two single radiators, front, side and rear aspect windows.

BEDROOM 2 (L SHAPED)

15'4 x 14'11 max (4.67m x 4.55m max)

Built-in eaves storage cupboard, exposed pine flooring, single radiator, front aspect window, rear aspect Velux roof light.

BATHROOM

White suite comprising of a modern panelled bath with shower over, tiled surround, pedestal wash hand basin, tiled splashback, mirror faced medicine cabinet, close coupled WC, eaves storage cupboards, single radiator, storage cupboard, exposed pine flooring, rear aspect Velux roof light.

OUTSIDE

A long sweeping driveway leads to the front of the property, where there is a turning and parking area for several vehicles. The formal gardens have large lawned areas and mature trees. This in turn leads to:

AGENT'S NOTE

Planning permission has been granted to erect a four bedroom detached bungalow. Please see the planning information at the Forest of Dean Council - reference P1122/23 FUL.

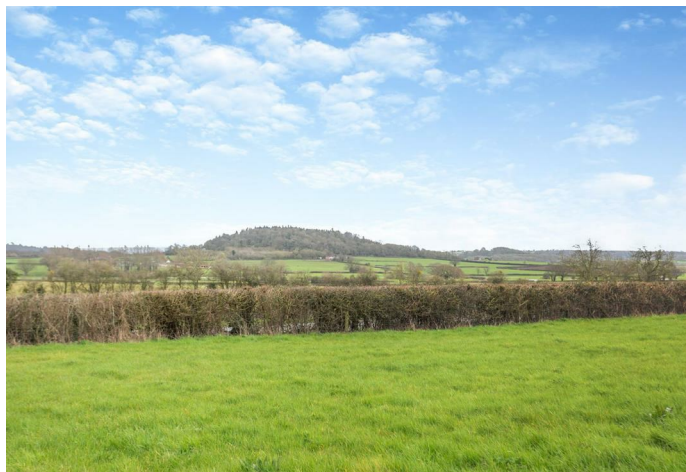
WORKSHOP

16'4 x 8'10 (4.98m x 2.69m)

Power and lighting, small safe room off to one side (6'7 x 5'6).

From the gardens, lovely views can be enjoyed over surrounding fields and countryside. To either side of the property there are good sized paddocks, one with natural hedging boundary, paddock again with hedging boundary and its own five bar gated access. You also have two old sheds which were formerly used to keep pigs and then used as a store and workshop, which have had planning passed for them to be demolished and a large four bedroom detached bungalow erected in its place. See Forest of Dean Planning Permission - P1122/23/FUL. The whole of the gardens and grounds measure approximately 2.72 acres.





SERVICES

Mains water and electric. Septic tank drainage. Oil-fired heating.

Fibre broadband is available at the property and supplied via Gigaclear.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: F (which includes the annexe).

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

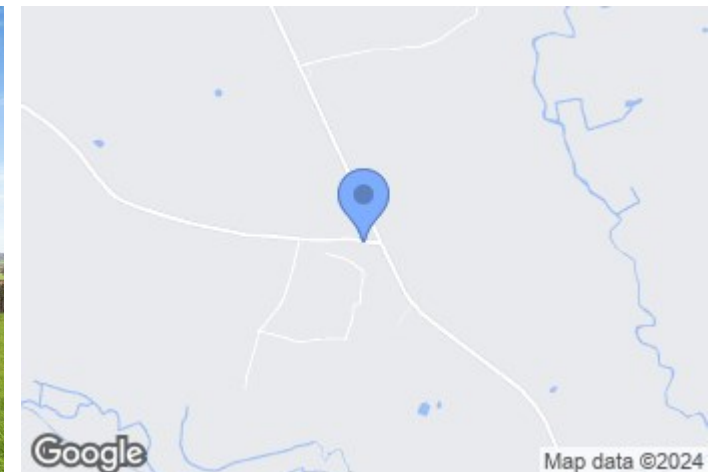
Proceed out of Newent on the B4215 towards Gloucester, turning left signposted Upleadon / Golden Valley, just before the Traveller's Rest pub. Turn left along here, proceed along the lane until you come to a crossroads. At the crossroads, turn right for Golden Valley. Proceed along this road until you get towards the end and the access to Mount Ottawa will be found on your right hand side just before the T junction.

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.



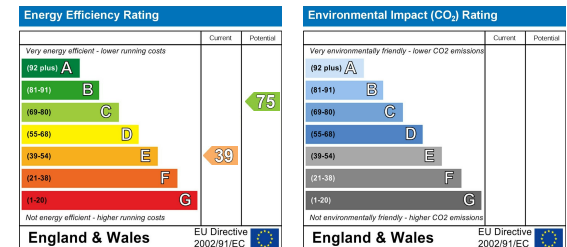
Mount Ottawa, Golden Valley Upleadon, Newent, Gloucestershire
 Approximate Gross Internal Area
 Main House = 173 Sq M/1862 Sq Ft
 Annexe = 113 Sq M/1216 Sq Ft
 Workshop = 17 Sq M/183 Sq Ft
 Total = 303 Sq M/3261 Sq Ft



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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