



**Wayside Cottage**  
Brand Green, Redmarley GL19 3JD



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Wayside Cottage

Guide Price £775,000

## Brand Green, Redmarley GL19 3JD

**A TWO / THREE BEDROOM DETACHED COTTAGE** having TWO RECEPTIONS, KITCHEN plus SEPARATE UTILITY, CHARACTER FEATURES to include THUMB LATCH DOORS, EXPOSED WALL AND CEILING TIMBERS, EQUESTRIAN FACILITIES to include A RANGE OF STABLES, OUTBUILDING / GARAGE, GROUNDS APPROACHING FOUR ACRES, LOVELY MATURE GARDENS, situated in the PRETTY HAMLET OF BRAND GREEN in a RURAL AND UNSPOILT LOCATION.

Brand Green is a rural village with easy access to the market town of Newent (just under 3 miles distant). Newent itself offers a range of amenities - a good range of shops, supermarket, schools and churches of various denominations, health centre, sports and community centres, library etc. From Newent, there is a bus service to the surrounding areas including Ross on Wye and Gloucester. There is also a primary school in the nearby village of Pauntley (1 mile distant). The cathedral city of Gloucester is only 10 miles distant and carries a more comprehensive range of facilities including a main line train station.

For the commuter, access can be gained to the M50 motorway via junction 2 (just over 3 miles away) for onward connection with the M5 motorway, linking up the Midlands, the North, Wales, London and the South.



Entrance via part glazed stable door into:

### **ENTRANCE HALL**

Tiled flooring, single radiator, exposed brickwork, wall and ceiling timbers, large built-in cupboard, front aspect window overlooking the gardens.

### **SHOWER ROOM**

Fitted shower tray, electric shower over, tiled surround, wash hand basin, close coupled WC, tiled flooring, heated towel rail, exposed timbers, side aspect frosted window.

### **SITTING ROOM / POTENTIAL BEDROOM 3**

**13'3 x 10'8 (4.04m x 3.25m)**

Exposed wall and ceiling timbers, exposed brickwork, double radiator, side aspect window with a lovely private outlook over the grounds. Opening to:

### **INNER HALLWAY**

**13'1 x 6'11 (3.99m x 2.11m)**

Tiled flooring, underfloor heating, stairs to the first floor, single radiator.

### **LOUNGE**

**20'10 x 11'7 (6.35m x 3.53m)**

Attractive stone fireplace with raised hearth, inset wood burning stove, exposed ceiling timbers, two double radiators, front and side aspect windows, fully glazed French doors through to the front patio area.

### **LIVING KITCHEN**

**21'0 x 10'6 (6.40m x 3.20m)**

Kitchen to comprise single drainer sink unit with cupboards under, range of base and wall mounted units, integrated NEFF electric hob with cooker hood above, integrated oven / microwave, cupboard above and below, integrated dishwasher, fridge and freezer, attractive brick fireplace with inset wood burning stove, radiator, exposed timbers, attractive alcove shelving to the kitchen area, two rear aspect windows with a private outlook over the gardens and ground. Opening to:





## SUN ROOM / DINING ROOM

11'1 x 9'2 (3.38m x 2.79m)

Single radiator, fully glazed door to the side aspect, fully glazed UPVC French doors through to the rear patio with a private outlook over the gardens and grounds.

## UTILITY

8'1 x 7'0 (2.46m x 2.13m)

Base unit and wall mounted units, plumbing for washing machine, tiled flooring, exposed brickwork and timbers, side aspect window.

FROM THE INNER HALLWAY, AN OPEN TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

## LANDING

Double radiator, eaves storage space, front aspect window.

## BEDROOM 1

10'7 x 10'6 (3.23m x 3.20m)

Fitted double and single wardrobe, hanging rail and shelving, single radiator, rear aspect window with a private outlook over the gardens.

## BEDROOM 2

11'1 x 10'7 (3.38m x 3.23m)

Fitted wardrobes, two doubles, hanging rail and shelving, double radiator, exposed timber, rear aspect window with a private outlook.

## BATHROOM (L SHAPED)

10'7 x 7'8 max (3.23m x 2.34m max)

Corner bath with shower attachment over, tiled surround, close coupled WC, vanity wash hand basin, cupboards below, tiled splashback, underfloor heating, eaves storage space, front and side aspect window.

## OUTSIDE

From the lane, a tarmac and gravelled driveway leads to a parking and turning area suitable for the parking of several vehicles, and leads to:

## SUBSTANTIAL STABLE BLOCK / GARAGE

34'3 x 10'4 (10.44m x 3.15m)

Two loose boxes and tack room, power and lighting, outside water tap to the side.



## STABLE / GARAGE

16'0 x 12'10 (4.88m x 3.91m)

Accessed via double timber doors, side and rear aspect windows, stable door to the side.

The property has mature gardens surrounding to the front and rear with various paved patio areas, lawned areas, outside lighting, outside tap, outside power points, mature shrubs, bushes and trees, barbecue area. From the stable yard, access is gained through to four separate level paddocks of varying sizes, one being an ideal schooling area with outside lighting, the others having natural hedging / post and rail fencing boundaries. There are lovely views over surrounding fields and countryside towards May Hill. The whole plot is approaching four acres.

## SERVICES

Mains water, electric and drainage. LPG fired heating.

Gigaclear fibre is available in the road. The vendors use Loop Scorpio at present to provide their broadband.

## WATER RATES

Forest of Dean - 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

Proceed out of Newent on the Dymock Road, passing the fire station on your right hand side and turning immediately right onto the Tewkesbury Road. Follow this road along for a short distance until you see a turning on your left signposted Redmarley. Turn left here towards Redmarley. Proceed along this road for a couple of miles until you see a turning on your right hand side signposted Brand Green. Turn right here, proceed along, and Wayside Cottage is the first cottage on your right hand side.

## PROPERTY SURVEYS

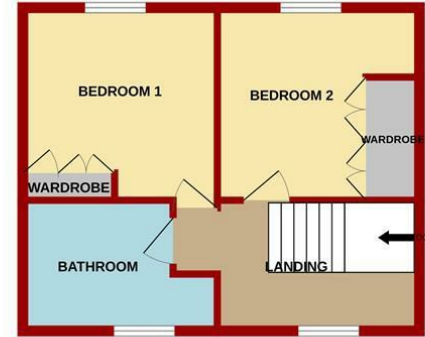
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



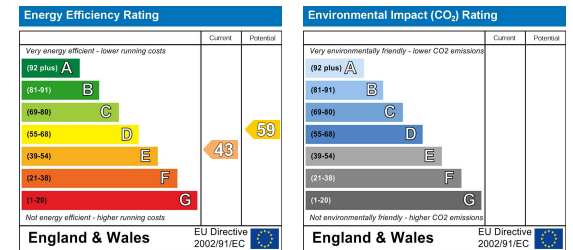
1ST FLOOR



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4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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