



**3 Denmark Villas**  
Chaxhill, Westbury-On-Severn GL14 1QT



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

**£325,000**

BUILT IN THE 1860'S is this THREE BEDROOM SEMI DETACHED FORMER FARM WORKERS COTTAGE situated in a BEAUTIFUL SEMI-RURAL LOCATION with STUNNING VIEWS on the OUTSKIRTS of the VILLAGE of WESTBURY-ON-SEVERN, benefiting from ORIGINAL CHARACTER FEATURES, BRICK OUTBUILDINGS, 110FT REAR GARDEN, OFF ROAD PARKING.

Chaxhill is a small rural village and has a primary school and a petrol station with shop. It is a short distance away from the village of Westbury-on-Severn which is located on the A48, and is a popular village providing a range of facilities to include a post office, parish hall, church, primary school, doctor and dental surgeries, a public house, Westbury Court gardens, sports clubs and childrens recreational clubs. There is also a bus service to Gloucester and surrounding districts. Local comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean. Gloucester (8 miles distant) has a comprehensive range of facilities.

For the commuter, access to the motorway network (via the A40) can be made via junction 11 of the M5 (12 miles approximately), linking up the Midlands, the North, Wales, London and the South.





Enter the property via side aspect wooden door into:

### UTILITY PORCH

17'6 x 5'1 (5.33m x 1.55m)

Polycarbonate roof, shoe and coat storage, vent for tumble dryer, space for free standing fridge / freezer, side and rear aspect windows. Through further double glazed door with double glazed side aspect windows into:

### DINING / FAMILY ROOM

12'11 x 11'8 (3.94m x 3.56m)

Thumb latch door to under stairs storage cupboard, wood laminate flooring, thermostat control, stairs leading off, thumb latch door to:

### LOUNGE

12'1 x 12'1 (3.68m x 3.68m)

Brick fireplace with inset cast iron multi-fuel burner, TV point, double radiator, rear aspect window overlooking the gardens, UPVC double glazed rear aspect door to the garden.

FROM THE DINING / FAMILY ROOM, THUMB LATCH DOOR LEADS INTO:

### KITCHEN

9'9 x 7'8 (2.97m x 2.34m)

Comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, single drainer stainless steel sink unit with mixer tap, Worcester oil-fired boiler supplying the hot water and central heating, integrated oven, microwave, NEFF hob with extractor fan over, integrated dishwasher and fridge, inset spotlighting, front aspect window. Thumb latch door into:

### UTILITY / PANTRY

9'7 x 3'7 (2.92m x 1.09m)

Plumbing for washing machine, cold slab, shelving and storage space, consumer unit, single radiator, side aspect window. Glazed wooden door giving access to:

### SHOWER ROOM

9'6 x 6'8 (2.90m x 2.03m)

Double shower cubicle accessed via glazed screen, Mira overhead and detachable hand shower, large vanity wash hand basin with mixer tap and cupboards below, WC, radiator, chrome heated towel rail, front aspect frosted window.

FROM THE DINING ROOM, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Access to roof space.

### BEDROOM 1

12'7 x 12'7 (3.84m x 3.84m)

Double radiator, rear aspect window offering stunning elevated views towards the Forest of Dean and the surrounding fields and countryside.

### BEDROOM 2

12'3 x 9'7 (3.73m x 2.92m)

Over stairs storage cupboard, single radiator, front aspect window with views over countryside.

### BEDROOM 3

10'3 x 7'5 (3.12m x 2.26m)

Door to airing cupboard housing single radiator with slatted shelving and storage space, radiator, front aspect window with views towards Gloucester.

### OUTSIDE

To the front of the property there are two brick built outhouses, water tap, parking for three vehicles, oil tank. The rear gardens comprise of a gravelled area, pergola with mature climber, patio seating area, large expanse of lawn, vegetable garden and a glasshouse. To the bottom of the garden, there is a wooden workshop. The gardens are enclosed

by fencing and hedging and measure approximately 110ft in length, enjoying beautiful views over the surrounding countryside.

### SERVICES

Mains water and electric, septic tank, oil-fired central heating.

Gigaclear is available at the property.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: B

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.

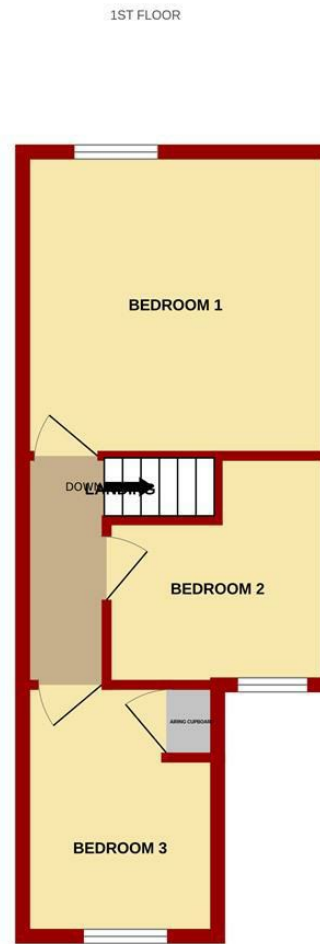
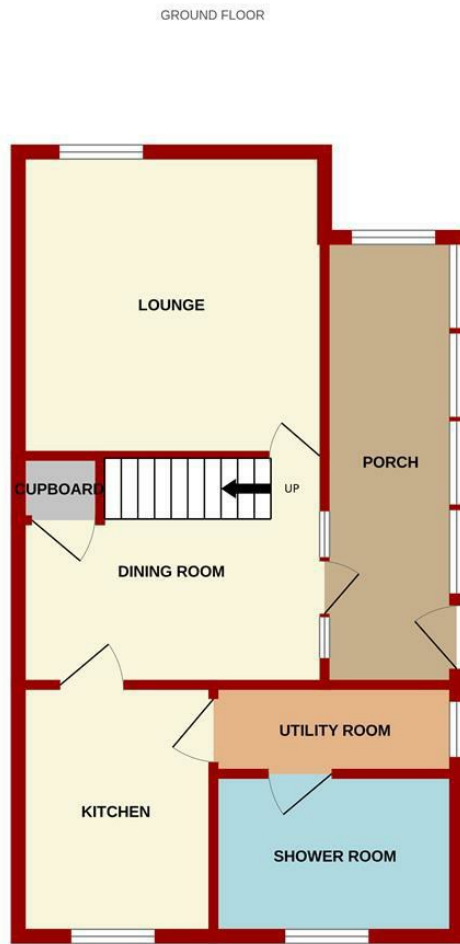
### DIRECTIONS

From Gloucester, proceed along the A48 passing through Minsterworth. Upon reaching the petrol station at Chaxhill, turn left into Crowgate Lane. Proceed along for a short distance into Denmark Villas, where the entrance to the shared lane can be found on the right hand side. The property can be found set back on the right hand side.

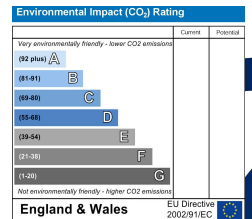
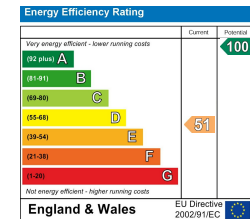
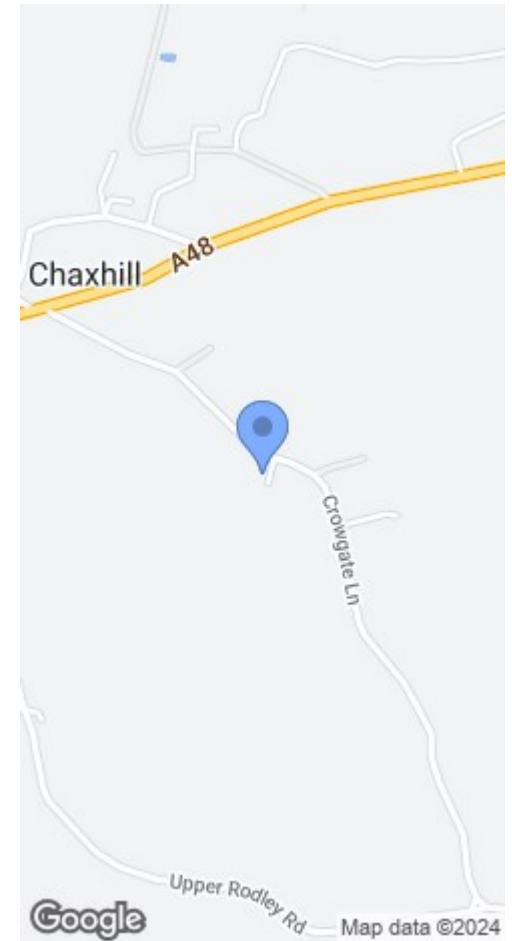
### PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 62023



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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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