



**Rose House Bury Court Road**  
**Rodley, Westbury-On-Severn GL14 1RD**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Rose House Bury Court Road

## Rodley, Westbury-On-Severn GL14 1RD

£950,000

**A RARE OPPORTUNITY to own this VERY WELL PRESENTED and RECENTLY EXPANDED FIVE BEDROOM DETACHED COUNTRY HOME offering EXPANSIVE and ADAPTABLE LIVING SPACE with FOUR RECEPTION ROOMS, TWO EN-SUITE BEDROOMS, LARGE DETACHED GAMES ROOM with ANNEXE POTENTIAL plus FURTHER OUTBUILDING, OUTDOOR HEATED SWIMMING POOL and PATIOS to enjoy LEISURE AND ENTERTAINMENT, BREATHTAKING PANORAMIC COUNTRYSIDE VIEWS, SPACIOUS DOUBLE GARAGE and AMPLE OFF ROAD PARKING, this property provides the PERFECT CANVAS TO SUIT DIVERSE LIFESTYLE NEEDS, set within JUST OVER 3/4 ACRE.**

Rodley is a well respected farming and residential community just off the main A48 road near to the Severnside villages of Westbury-on-Severn and Newnham-on-Severn. The city of Gloucester is just 10 miles away where comprehensive amenities can be enjoyed. Local facilities include schools, post office, village shop and public houses. A choice of private education is available within easy commuting distance to include Newnham-on-Severn, Monmouth, Gloucester, Cheltenham and Malvern. Easy access is gained to both the M50 and M5 motorways, linking up the Midlands and the North, Wales, London and the South.

The area is well known for its ideal opportunities of leisure pursuits to include a choice of Golf Clubs, various forms of Shooting and Fishing, the Ledbury Hunt, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.





Entrance via composite double glazed door into:

### **ENTRANCE VESTIBULE**

Radiator, tiled flooring, power points.

### **CLOAKROOM**

Low-level WC, vanity wash hand basin with cupboard below, radiator, tiled flooring, front aspect UPVC double glazed window.

### **UTILITY ROOM**

Base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap over, space for washing machine, power points, coat hanging space, front aspect UPVC double glazed window, wooden door giving access into:

### **PORCH**

Door leading to the rear garden.

FROM THE ENTRANCE VESTIBULE, STEP LEADS UP TO:

### **MAIN ENTRANCE HALL**

Radiator, two staircases leading up to the first floor, exposed wooden beams, door to under stairs storage cupboard / pantry with shelving.

### **PLAY ROOM**

Radiator, power points, front aspect UPVC double glazed window.

### **OFFICE**

Power points, radiator, front aspect UPVC double glazed window.

### **DINING ROOM**

Inset wood burner on a tiled hearth, space for large table and chairs, feature alcove with shelving, power points, radiators, front and side aspect UPVC double glazed window overlooking the surrounding farmland.

### **LOUNGE**

A beautiful, spacious room with large bi-folding doors looking out onto the rear garden, wood effect vinyl flooring with under floor heating, power points, wooden door giving access to good storage, in-ceiling projector screen with mounts and cabling for a projector and in ceiling speaker system, large sliding oak doors opening through to:

### **KITCHEN**

Also accessed via entrance hall. Range of base, wall and drawer mounted units, quartz worktops, large Stoves oven with five ring induction hob, three ovens and one warming oven, grill, hot plate, Belfast sink with instant boiling tap, built-in microwave, space for large American style fridge / freezer, appliance points, power points, partly tiled walls, tiled flooring, access to loft space, triple aspect windows all giving a lovely outlook over gardens and surrounding countryside.





FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

## MAIN LANDING

### BEDROOM 1

Light, airy and spacious with double bi-fold doors, radiator, power points, television point, inset ceiling lights, sliding wooden oak door into:

### EN-SUITE

Large shower with rainfall head, inset ceiling lights, close coupled WC, wall mounted heated towel rail, vanity wash hand basin with cupboards underneath, side aspect UPVC double glazed window. Door giving access to:

### WALK-IN WARDROBE

Wall mounted heated towel rail, ample hanging space, shelves and drawers.

### BEDROOM 2

Radiator, power points, front aspect UPVC double glazed window.

### BEDROOM 3

Radiator, power points, television point, door to built-in wardrobe with hanging space, front aspect UPVC double glazed window.

### BEDROOM 4

Radiator, power points, TV point, access to loft space, double aspect UPVC double glazed window to the front.

### BATHROOM

Large freestanding bath with shower attachment, corner shower cubicle with Mira shower, heated towel rail, close coupled WC, vanity wash hand basin with cupboards below, inset ceiling spotlights, radiator, airing cupboard with slatted shelving, front aspect frosted UPVC double glazed window.

FROM THE ENTRANCE HALL, THE SECOND STAIRCASE LEADS TO:

### LANDING AREA

Door giving access to room housing the hot water tank, rear aspect UPVC double glazed window.

### SHOWER ROOM

Large double shower unit with shower over, extractor fan, low-level WC, wash hand basin, access to loft space, rear aspect frosted UPVC double glazed window.

### BEDROOM 5

Radiator, power points, UPVC double glazed dual aspect windows to the side and to the front.

### OUTSIDE

The property is accessed via a wooden five bar electric gate onto tarmac driveway suitable for the parking of several vehicles. A pathway leads to the front door and continues to:



## GARAGE

Accessed via two up and over doors, power and lighting, EV charger, side and rear UPVC double glazed windows, personal door to the rear.

## GAMES ROOM / OUTBUILDING

A block-built insulated building that has been wooden-clad. This building has a flat roof and footings to be extended to two storeys (subject to the necessary planning).

Accessed via three sets of UPVC double doors, suitable for a variety of uses, annexe etc, inset ceiling lights, air conditioning / heating unit, door to cloakroom with low-level WC and wash hand basin, separate septic tank to the main house and separate electricity supply.

Gates, to either side of the property, give access to the rear where there are large patio seating areas, under cover seating areas, pathway leading to HEATED OUTDOOR SWIMMING POOL (12m x 4m with a depth from 1.2m to 2.1m), heated via an air source heat pump with auto chemical dosing system, large lawned areas, further outbuilding accessed via two composite doors (currently used as a home gym) with laminate flooring, power points and inset ceiling lights. The garden is enclosed by fencing and hedging and the whole plot amounts to approximately 0.8 acres.

## AGENT'S NOTE

New heating system installed in 2022 with all new pipework, radiators and pressurized hot water tank, boiler replaced in 2018.

New carpets fitted throughout in 2023.

Bathrooms re-fitted in 2023.

Double glazing and UPVC doors replaced in 2019.

A development uplift clause on the land applies 50% over a term of 21 years. We believe that this expires in 2035. This is subject to legal verification.

In 2011 remedial work was carried out by the way of under pinning an extension to the property for subsidence caused by a willow tree which has been subsequently removed. Forest of Dean District Council Building Control Services have provided a certificate of completion of work. Ref No: BN0547/11

## SERVICES

Mains water and electric, septic tank, LPG heating.

Gigaclear high speed fibre internet is available at the property. The owner has advised that the speed is up to 700 Mbps.

## WATER RATES

Severn Trent - to be confirmed,







## LOCAL AUTHORITY

Council Tax Band: F  
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 and the Severn Bore Public House. Continue up the hill passing Walmore Hill School on the right, through Chaxhill turning left into Rodley Road. Proceed along here for approximately three miles taking the first right into Bury Court Lane, continue along the lane bearing right passing the cow sheds and a lane will lead you to the property 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).

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



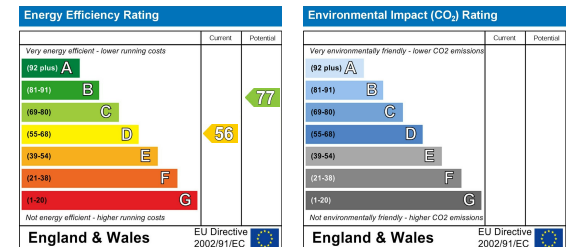
Rose House, Rodley, Westbury-on-Severn, Gloucestershire  
 Approximate Gross Internal Area  
 Main House = 277 Sq M/2982 Sq Ft  
 Garage = 45 Sq M/484 Sq Ft  
 Outbuilding = 74 Sq M/797 Sq Ft  
 Total = 396 Sq M/4263 Sq Ft



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.

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