



7 Horsefair Close Picklenash Grove
Newent GL18 1SD



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£469,950

BUILT IN 2021 is this FOUR BEDROOM DETACHED HOUSE, LARGE OPEN PLAN KITCHEN / DINING / FAMILY ROOM, SEPARATE SITTING ROOM, MASTER EN-SUITE, STUDY, SEPARATE GYM / OFFICE, COUNTRYSIDE VIEWS TO THE FRONT, OFF ROAD PARKING, 8 YEARS NHBC WARRANTY REMAINING situated CLOSE TO THE MARKET TOWN OF NEWENT.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



The property is accessed via a composite door into:

ENTRANCE HALL

11'01 x 10'07 (3.38m x 3.23m)

Power points, radiator, stairs leading to the first floor, under stairs storage cupboard.

CLOAKROOM

5'03 x 5'01 (1.60m x 1.55m)

Low-level WC, wall mounted wash hand basin, part tiled walls, radiator, fitted mirror on the back wall, door to further under stairs storage cupboard.

KITCHEN / DINING / FAMILY ROOM

31'0 x 10'07 (9.45m x 3.23m)

The kitchen has a range of base, wall and drawer mounted units, composite moulded worktops, Shaker style units, integrated fridge / freezer and dishwasher, single bowl stainless steel sink unit with mixer tap above, power points, appliance points, inset ceiling spotlights, side aspect double glazed UPVC windows. The kitchen has a peninsula with storage to both sides.

The dining area has radiators, power points, feature panelled walls, front and side aspect double glazed UPVC windows.

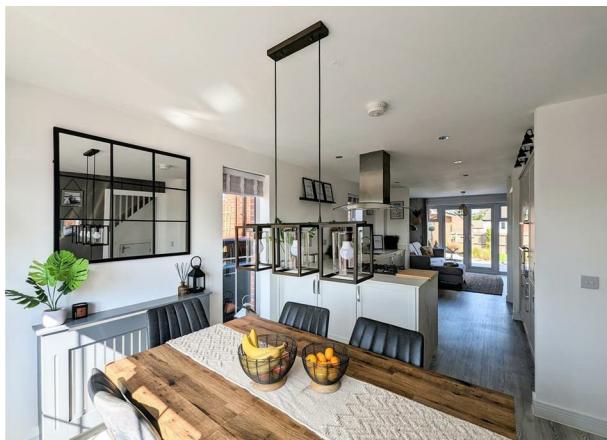
The seating area has a radiator, power points, feature panelled walls, television point, rear aspect double glazed UPVC double doors and windows out onto the decking and the garden beyond.

Door through to:

UTILITY ROOM

9'03 x 4'03 (2.82m x 1.30m)

Base and wall mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, radiator, wall mounted gas fired combi boiler, rear aspect double glazed composite door leading out to the garden.





STUDY

6'08 x 6'06 (2.03m x 1.98m)

Radiator, power points, feature panelled walls, television point, front aspect double glazed UPVC window.

SITTING ROOM

15'02 x 10'03 (4.62m x 3.12m)

Radiator, power points, feature panelled walls, television point, rear aspect double glazed UPVC double doors and windows out onto the decking and the garden.

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

LANDING

Area suitable for chair and desk if required, power points, radiator, inset ceiling spotlights, access to loft space, door to airing cupboard, rear aspect double glazed UPVC window.

BEDROOM 1

15'0 x 11'10 into wardrobe recess (4.57m x 3.61m into wardrobe recess)

Power points, radiator, feature panelled walls, mirrored sliding doors to built-in wardrobe, front aspect double glazed UPVC window affording lovely views towards the park and the countryside beyond.

EN-SUITE SHOWER ROOM

7'02 x 4'06 (2.18m x 1.37m)

Tiled flooring, part tiled walls, double shower unit with shower off the mains, low-level WC, wall mounted wash hand basin, heated towel rail, inset ceiling spotlight and front aspect double glazed UPVC frosted window.

BEDROOM 2

12'01 x 10'09 (3.68m x 3.28m)

Radiator, power points, feature panelled wall, rear aspect double glazed UPVC window.

BEDROOM 3

11'09 x 10'05 (3.58m x 3.18m)

Radiator, power points, door to built-in wardrobe, front aspect double glazed UPVC window with lovely countryside views to the front.

BEDROOM 4

10'06 x 9'01 (3.20m x 2.77m)

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

BATHROOM

7'02 x 6'03 (2.18m x 1.91m)

Tiled flooring, part tiled walls, white panelled bath with shower over, wall mounted wash hand basin, low-level WC, heated towel rail, inset ceiling spotlights, side aspect double glazed UPVC window.

OUTSIDE

A block paved private drive in turn leads to the driveway for the property which has off road parking for three vehicles. The front garden is laid to lawn with shrubs and landscaped with pebbles and a patio paved path leads to the front door. At the end of the driveway is:

GARAGE

Accessed via an up and over door and split into three sections.

10'07 x 5'10 - storage compartment to the front.

10'02 x 6'11 - double doors in from the rear, this section is currently being used as a gym.

10'07 x 6'11 - additional storage room accessed via the gym.

Gated access leads to the rear garden where there is a large decked seating area suitable for outside table and chairs, outside tap, outside power points. The rear garden has been landscaped and is laid to lawn with a pebbled border and shrubs. The garden wraps round to behind the garage where there is extra space.

SERVICES

Mains water, electricity and drainage. Gas-fired heating.

Fibre broadband is available at the property.

WATER RATES

Severn Trent - to be confirmed.

AGENT'S NOTE

£300 per annum payable for maintenance of the public areas.





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

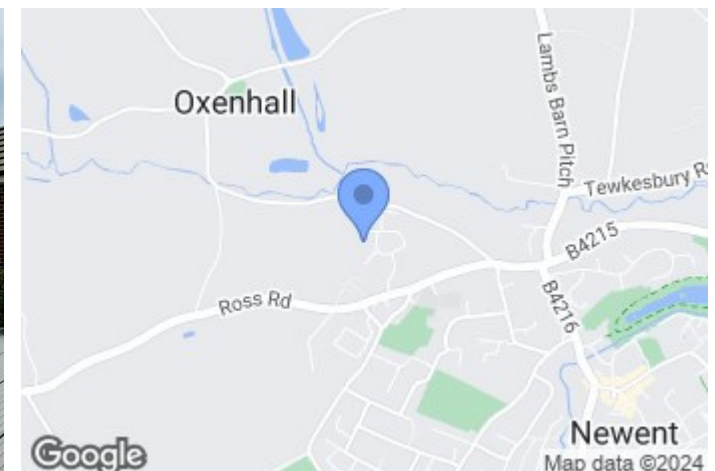
From Newent, head out on the Ross Road on the B4221. Take the right hand turning into Valegro Avenue. Follow this road along and Horsefair Close will be found on the left hand side. Proceed along Horsefair Close and the property will be found on your left hand side.

PROPERTY SURVEYS

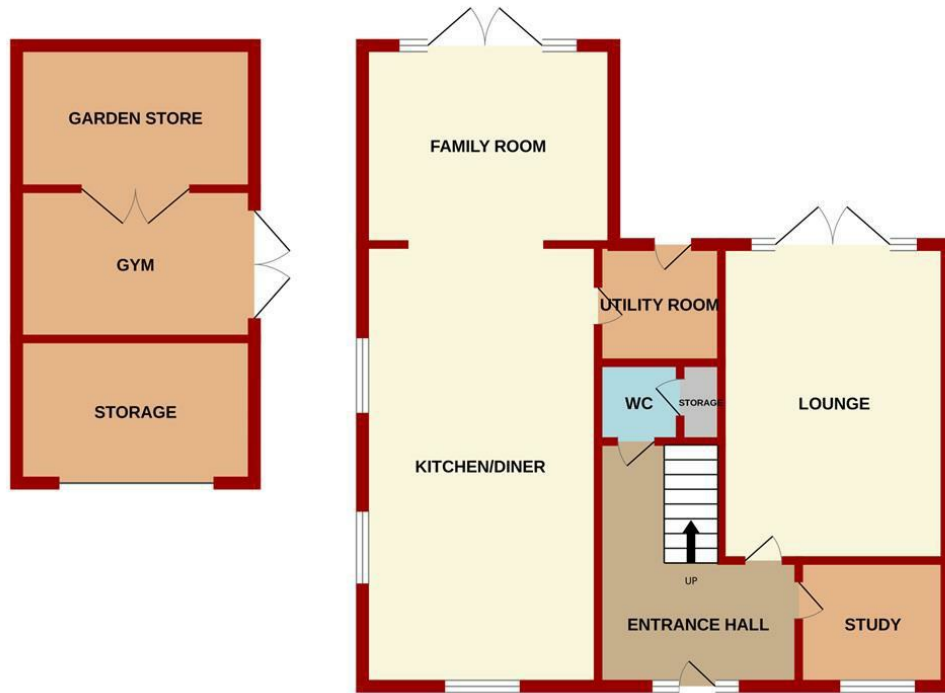
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

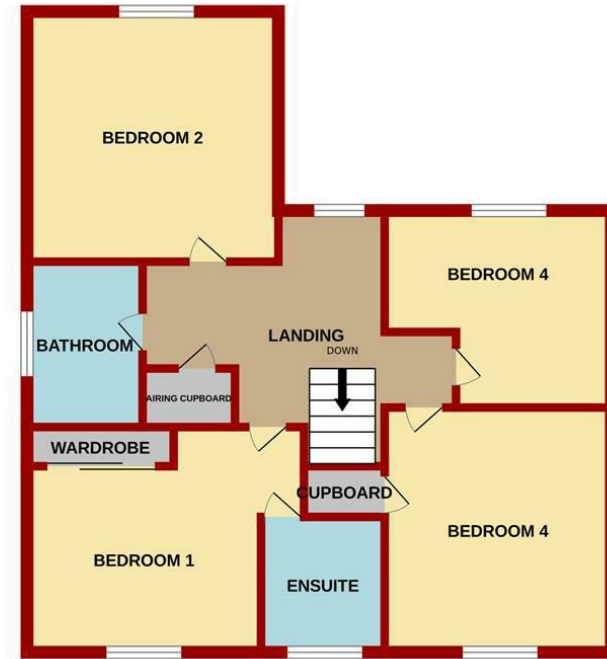
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	86	93	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC





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