



**West Wing Judges Lane**  
**May Hill, Newent GL18 1JY**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# West Wing Judges Lane

## May Hill, Newent GL18 1JY

Guide Price £725,000

**A FOUR / FIVE BEDROOM WING OF A FORMER MANOR HOUSE** having **LOVELY CHARACTER FEATURES** to include **PICTURE RAILS, DADO RAILS, FIREPLACES, STONE MULLION WINDOWS**, situated in a **POPULAR UNSPOILT LOCATION** with **LARGE MATURE GARDENS AMOUNTING TO APPROACHING HALF AN ACRE, USEFUL CELLAR, DETACHED WOODEN GARAGE / WORKSHOP**, all being offered with **NO ONWARD CHAIN**.

The popular rural village of May Hill offers lovely walks with stunning views across the countryside and surrounding farmland. There is a village hall, church and a popular public house.

Newent is approximately 4 miles away offering a range of shops, supermarkets, 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.



## ENTRANCE VESTIBULE

Tiled flooring, double radiator, built-in meter cupboard, two front aspect windows, half glazed door through to the side. Fully glazed door leads to:

## ENTRANCE HALL

Parquet flooring, picture rail, single radiator, stairs to the first floor.

## CLOAKROOM / UTILITY

13'4 x 4'10 (4.06m x 1.47m)

White suite comprising close coupled WC, pedestal wash hand basin with tiled splashback, plumbing for washing machine, double radiator, space for tumble dryer, front and side aspect frosted windows.

## SITTING ROOM

17'5 x 13'3 (5.31m x 4.04m)

Open fireplace with inset woodburning stove, two double radiators, dado rail, picture rail, front aspect window, side aspect bay window, both with fitted wooden plantation shutters, having a lovely private outlook over the gardens. Door to:

## DINING ROOM

14'6 x 13'3 (4.42m x 4.04m)

Two double radiators, dado rail, picture rail, built-in cupboard, side aspect bay window having fitted wooden plantation shutters with a lovely private outlook over the gardens. Opening through to:

## LIVING ROOM

23'5 x 14'4 (7.14m x 4.37m)

Attractive fireplace with inset electric style woodburner, radiators, cornice coving, two side aspect windows with a private outlook over the gardens, fully glazed French doors through to the side.

FROM THE HALLWAY, STEPS LEAD DOWN TO:

## CELLAR

10'11 x 10'2 (3.33m x 3.10m)

Oil-fired central heating and domestic hot water boiler, water softener, steps lead up to the front of the property leading to the outside.





## **KITCHEN / BREAKFAST ROOM**

**11'11 x 11'2 (3.63m x 3.40m)**

Two and a half bowl sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated electric oven, four ring hob over, cooker hood above, plumbing for dishwasher, built-in cupboard with shelving, walk-in pantry with shelving and space for fridge / freezer, two side and one front aspect window.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY, WITH HALF LANDING AND A SIDE ASPECT WINDOW, LEADS TO THE FIRST FLOOR.

## **LANDING**

Single radiator, stairs to the second floor.

## **BEDROOM 3**

**16'1 x 11'2 (4.90m x 3.40m)**

Two fitted double wardrobes with hanging rail and shelving, cupboards above, pedestal wash hand basin with cupboards above, double radiator, recess book shelving and cupboards below, side aspect window with a lovely private outlook over the mature gardens. Access to:

## **NURSERY / OFFICE**

**14'5 x 11'11 (4.39m x 3.63m)**

Two double radiators, cornice coving, three large side aspect windows giving a superb outlook over the gardens and ground with window seating.

## **BEDROOM 1**

**17'7 x 11'1 (5.36m x 3.38m)**

Fitted wash hand basin, double radiator, side and front aspect windows with the side aspect having a lovely outlook over the gardens and grounds, access to roof space.

## **BEDROOM 2**

**16'0 x 11'11 (4.88m x 3.63m)**

Double and single radiators, wash hand basin, side and front aspect windows.

## **BATHROOM**

White suite comprising of bath with shower attachment over, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, heated towel rail, side aspect window.

FROM THE LANDING, AN EASY TREAD STAIRWAY LEADS THROUGH TO THE SECOND FLOOR.

## **LANDING**

Single radiator, side aspect window.

## BEDROOM 4

12'5 x 12'1 (3.78m x 3.68m)

Double radiator, exposed timbers, front aspect window.

## BOX ROOM / STORAGE

15'0 x 11'4 (4.57m x 3.45m)

Access to roof space, door to:

## BATHROOM

Bath with shower attachment over, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, heated towel rail, side aspect frosted window.

## WALK-IN LOFT SPACE

26'3 x 14'3 (8.00m x 4.34m)

Accessed via the box room, extensively floored, useful storage space, lighting, rear aspect window.

## OUTSIDE

A shared driveway gives access through to a private pillared entrance, to a tarmac and parking area suitable for the parking of three to four vehicles. This then leads to:

## DETACHED TIMBER BUILT GARAGE / WORKSHOP

Accessed via two sets of double timber doors and one personal door, power and lighting, loft storage with access ladder, two side aspect windows.

The main area of garden lies predominantly to the side, with a large expanse of lawn, various flower borders with shrubs, bushes, trees etc., small garden shed, patio area, gravelled seating area, with the whole having hedging and fencing surround and backing onto open farmland. The plots amounts to approaching half an acre.

## SERVICES

Mains water and electric, private drainage, oil-fired heating.

£65 payable every four months for maintenance of the private drainage system.

The vendors are having Gigaclear connected at the end of April 2024.

## 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

Proceed out of Newent, along the Huntley Road, turning right towards May Hill along Judges Lane. Proceed along Judges Lane until you see the turning left onto the driveway off Clifford Manor. West Wing is the third property you come to 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).



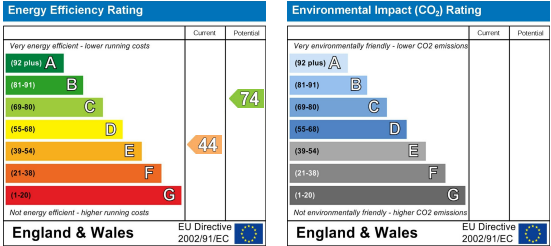
Clifford Manor, West Wing, Judges Lane, Newent, Gloucestershire  
 Approximate Gross Internal Area  
 288 Sq M/3099 Sq Ft



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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