



Station House
Grange Court, Westbury-on-Severn GL14 1PL



STEVE GOOCH
ESTATE AGENTS | EST 1985

Station House

Price Guide £599,950

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STATION HOUSE is a UNIQUE FIVE BEDROOM DETACHED FAMILY HOME (FORMERLY THE STATION MASTER'S HOUSE) DATING BACK TO THE 1850's having TWO RECEPTIONS, DOUBLE GARAGE, MATURE GARDENS APPROACHING ONE FIFTH OF AN ACRE with LOVELY VIEWS OVER THE SURROUNDING COUNTRYSIDE in a FRIENDLY VILLAGE SETTING.

Westbury-on-Severn is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, childrens recreational clubs and a bus service to Gloucester and surrounding districts. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.



Enter the property via UPVC double glazed door into:

ENTRANCE PORCH

8'9 x 3'0 (2.67m x 0.91m)

Front and side aspect UPVC windows. Through further wooden glazed door into:

ENTRANCE HALL

30'0 in length (9.14m in length)

Single radiator, turning staircase leading off, door to understairs storage cupboard.

LOUNGE

30'0 x 12'0 max (9.14m x 3.66m max)

Fireplace housing inset cast iron log burner, TV point, single radiator, sun lounge area to the rear with further radiator, front aspect window, side aspect windows and rear aspect sliding doors offering lovely views over the surrounding countryside.

INNER HALL

Doors to coat storage area, alarm control panel.

CLOAKROOM

5'0 x 4'0 (1.52m x 1.22m)

Low-level WC, wash hand basin, storage cupboard, single radiator, rear aspect frosted window.

DINING ROOM

12'10 x 11'11 (3.91m x 3.63m)

Single radiator, front aspect window.

KITCHEN / BREAKFAST ROOM

17'05 x 11'09 (5.31m x 3.58m)

The kitchen has a range of base and wall mounted units with laminated worktops and tiled splashbacks, solid fuel Nordica range cooker with ovens and hob, one and a half bowl stainless steel sink unit with mixer tap, integrated oven with four ring gas hob, wall mounted Grant oil-fired boiler, tiled flooring, plumbing for dishwasher, plumbing for washing machine, space for under counter fridge, space for free standing fridge / freezer. Additional recess housing the pantry. There is a separate utility area to the rear of the breakfast room with a further sink unit and worktop, two side aspect windows, rear aspect window, half glazed UPVC door to:





REAR PORCH

4'8 x 4'7 (1.42m x 1.40m)

Tiled flooring, UPVC double glazed construction, glass roof, two side aspect doors to the gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

SPLIT LEVEL LANDING

Single radiator, door to walk-in wardrobe.

BEDROOM 1

12'0 x 11'11 (3.66m x 3.63m)

Vanity wash hand basin with cupboard below, double radiator, front aspect window overlooking the gardens.

BEDROOM 2

12'06 x 12'03 (3.81m x 3.73m)

Double radiator, front aspect window offering a pleasant outlook over the gardens to the surrounding fields and countryside.

BEDROOM 3

10'10 x 10'0 (3.30m x 3.05m)

Pedestal wash hand basin with tiled splashback, single radiator, rear aspect window with lovely views.

BEDROOM 4

10'03 x 9'10 (3.12m x 3.00m)

Wash hand basin, tiled splashback, single radiator, rear aspect window with lovely views over the surrounding countryside.

BEDROOM 5

11'11 x 6'06 (3.63m x 1.98m)

Single radiator, door to airing cupboard with lagged hot water tank, slatted shelving and storage space, side aspect window.

BATHROOM

9'04 x 6'04 (2.84m x 1.93m)

Corner bath with Triton electric shower over, WC, vanity wash hand basin with mixer tap and cupboard below, radiator, extractor fan, tiled laminate splashbacks, side aspect window.

SHOWER ROOM

6'09 x 6'0 (2.06m x 1.83m)

Double shower cubicle accessed via sliding glazed screen with Triton electric shower, pedestal wash hand basin, single radiator, tiled splashbacks, extractor fan, rear aspect window offering lovely views over the surrounding countryside. This offers potential for ensembles to both bedroom 3 and 4.

OUTSIDE

To the front of the property, large mature gardens are laid to lawn with beautifully tended beds planted with mature flowers, trees, shrubs and bushes, ornamental pond, wisteria covered pergola seating area, gravelled pathways leading to the bottom of the garden with a glasshouse, further lawned areas, fruit trees, all enclosed by fencing and mature hedging, siding onto open fields and offering lovely views.

To the rear of the property, a gravelled pathway leads to the rear with a further greenhouse and storage shed.

To the rear, superbly tended cottage gardens with vegetable garden area, lawn to the rear, patio seating area and further lawns which in turn to additional parking for two vehicles (ample space for 2 x caravans).

All in all, the grounds measure approximately one fifth of an acre.

At the side of the property, there is parking for two vehicles which leads up to:

DETACHED DOUBLE GARAGE

Accessed via double up and over doors, power and lighting. There is parking for at least 4 vehicles.

SERVICES

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

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford,
Glos. GL16 8HG.

TENURE

Freehold.





VIEWING

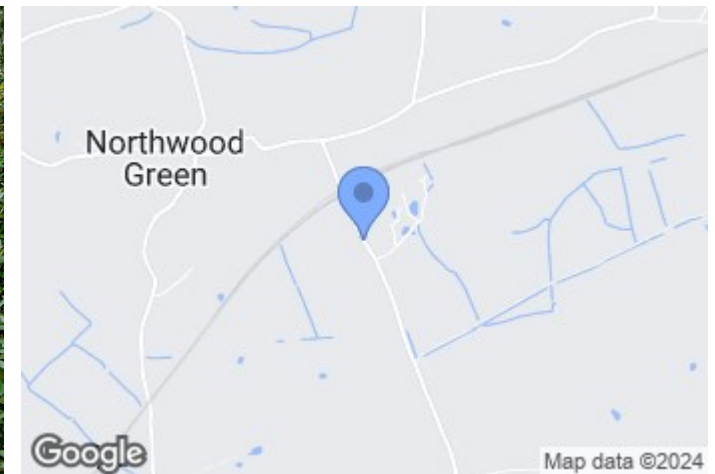
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

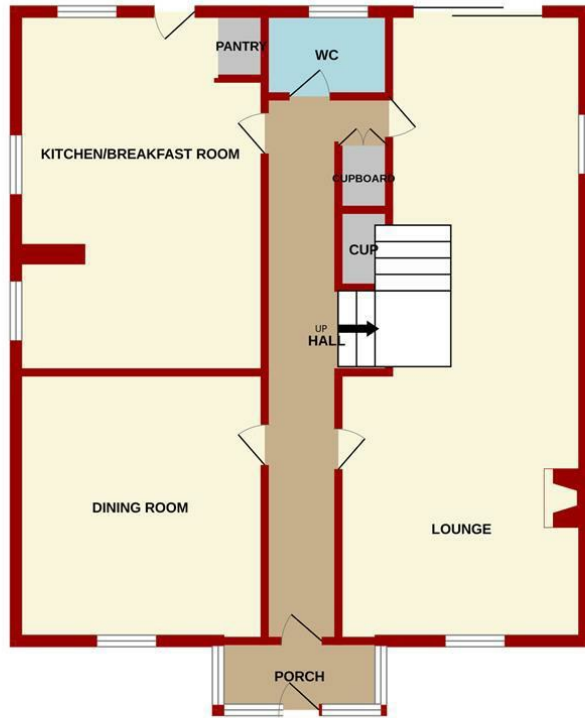
Leave Gloucester by the A40 towards Ross. At Highnam roundabout, take the A48 towards Westbury on Severn and Chepstow. Proceed through Chaxhill and after the Chaxhill petrol station, take the next right hand turn into a lane called Hunt Hill, clearly signposted Northwood Green and Grange Court. After approximately half a mile down this lane, turn right at the T Junction and after another half a mile, the Grange Court Junction pub is on your left. Opposite the pub is what looks like a layby with a gate in the far corner which is the entrance to the driveway of the property.

PROPERTY SURVEYS

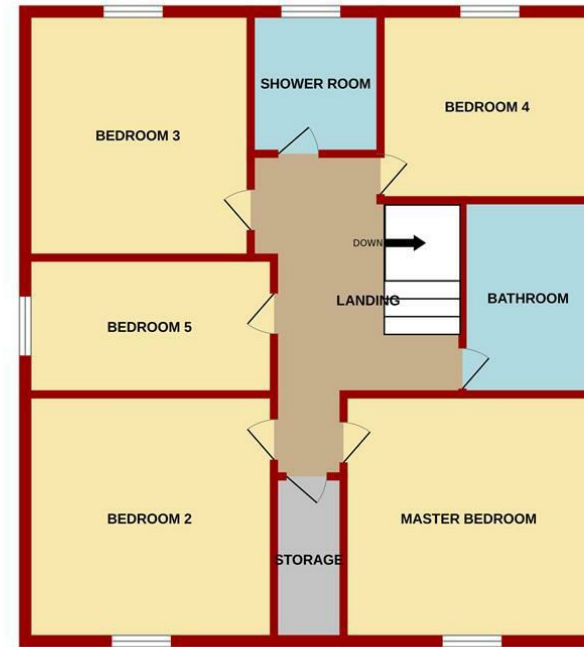
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



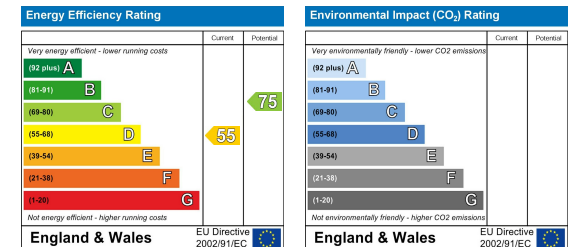
1ST FLOOR



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