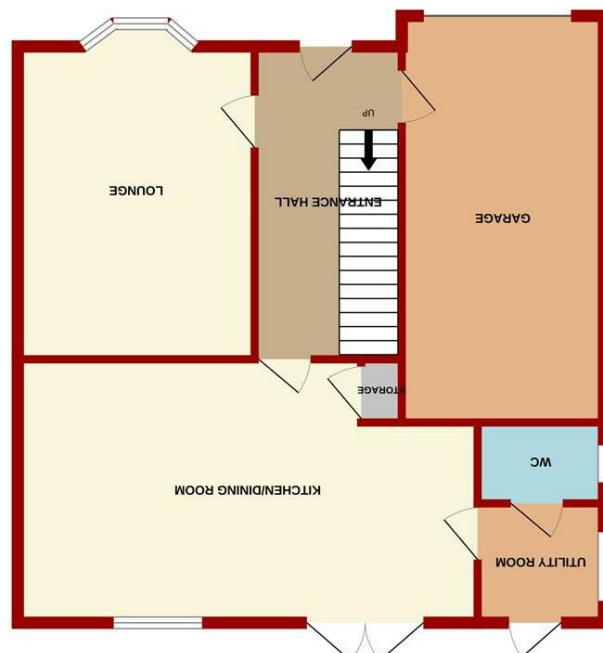
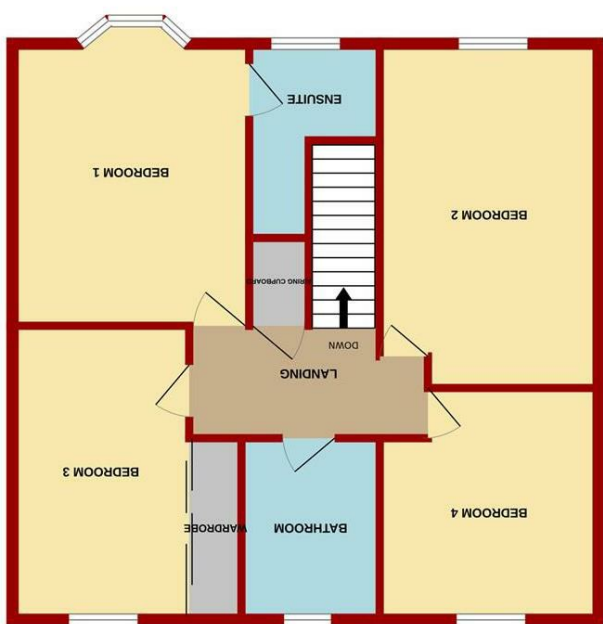
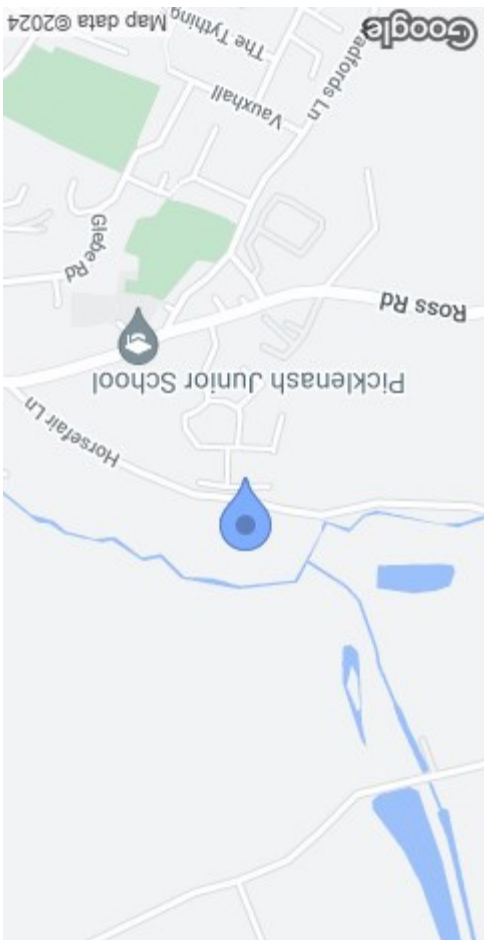




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



7 School View  
 Newent GL18 1RX

## Guide Price £450,000

A MODERN FOUR DOUBLE BEDROOM DETACHED EXECUTIVE FAMILY HOME located in an ENVIABLE EDGE OF CUL-DE-SAC LOCATION with UNSPOILT ELEVATED VIEWS OVER SURROUNDING COUNTRYSIDE TO THE FRONT, having MASTER EN-SUITE, GARAGE and OFF ROAD PARKING, 6 YEARS NHBC GUARANTEE REMAINING.

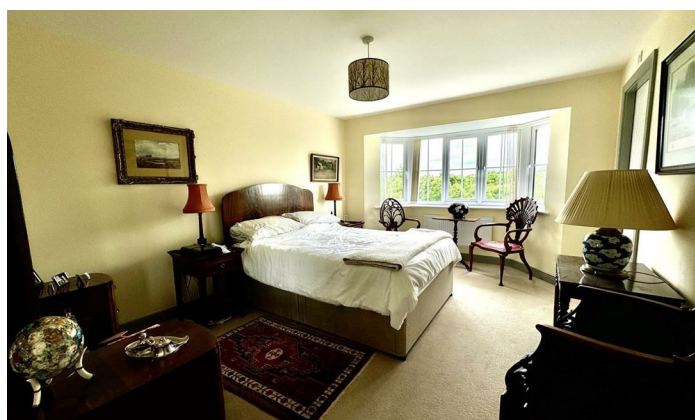
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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



Enter the property via front aspect wooden double glazed front door with frosted side panels into:

### ENTRANCE HALL

Wood effect flooring, thermostat control, stairs leading off, door leading to under stairs storage cupboard, single radiator, personal door to garage.

### LOUNGE

16'0 x 11'4 into bay (4.88m x 3.45m into bay)

Double radiator, TV and network points, coved ceiling, front aspect bay window with lovely outlook onto neighbouring woodland to the front.

### KITCHEN / DINING / FAMILY ROOM

22'1 x 12'8 (6.73m x 3.86m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and splashbacks, one and a half bowl stainless steel sink unit with mixer tap, double oven with four ring gas hob and extractor fan over, stainless steel splashback, integrated tall fridge / freezer, integrated dishwasher, wood effect flooring, door to storage cupboard, two double radiators.

From the dining area, rear aspect full length windows and French doors lead to the garden.

### UTILITY ROOM

6'2 x 5'8 (1.88m x 1.73m)

Single drainer stainless steel sink unit with mixer tap, base units, plumbing for washing machine, thermostat control, single radiator, wood effect flooring, half glazed door to the gardens, side aspect window.

### CLOAKROOM

6'2 x 3'1 (1.88m x 0.94m)

Wood effect flooring, wash hand basin with mixer tap, single radiator, WC, side aspect frosted window.

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

### LANDING

Access to roof space, single radiator, door to airing cupboard housing the hot water tank with slatted shelving.

### MASTER BEDROOM

14'7 x 11'0 (4.45m x 3.35m)

Single radiator, thermostat control, front aspect bay window offering lovely elevated views over the neighbouring countryside. Door to:

### EN-SUITE

6'5 x 9'4 into shower cubicle recess (1.96m x 2.84m into shower cubicle recess)

Double shower cubicle with built-in Mira shower with overhead and detachable shower, concertina glazed screen, wash hand basin with mixer tap, WC, tiled floor, tiled walls, chrome heated towel rail, extractor fan, inset spotlighting, front aspect frosted window.

### BEDROOM 2

15'0 x 10'5 (4.57m x 3.18m)

Single radiator, front aspect window.

### BEDROOM 3

14'5 x 11'0 into wardrobe recess (4.39m x 3.35m into wardrobe recess)

Built-in triple mirrored wardrobes, single radiator, rear aspect window.

### BEDROOM 4

12'4 x 10'5 (3.76m x 3.18m)

Single radiator, rear aspect window.

### BATHROOM

8'8 x 6'9 (2.64m x 2.06m)

Suite comprising of panelled bath with mixer tap, single shower cubicle accessed via concertina glazed screen, inset overhead and detachable hand shower, wash hand basin with mixer tap, WC, chrome heated towel rail, tiled floor, tiled walls, extractor fan, inset spotlighting, rear aspect frosted window.

### OUTSIDE

To the front of the property, the garden is laid to lawn with shrub borders, path leads to the front door with canopied porch. A gated access leads to the rear gardens. The driveway provides off road parking for two vehicles which leads to:

### INTEGRAL SINGLE GARAGE

19'5 x 9'8 (5.92m x 2.95m)

Accessed via electric insulated door, workshop space, power and lighting, consumer unit, personal door to the hallway.

The south facing rear garden has a patio seating area, outside water tap, lawned areas and raised beds to the rear planted with shrubs and bushes, all enclosed by wood panel fencing.

### SERVICES

Mains water, electric, gas and drainage.

### 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

From Newent office proceed along the High Street to the traffic lights and turn left towards Kilcot. Proceed along for a short distance, passing Picklenash School on the left and turn right into Valegro Avenue, bear right onto Mantley Grove, then turn right into School View where the property can be found.

### PROPERTY SURVEYS

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