



75 Meek Road  
Newent GL18 1DX



STEVE GOOCH  
ESTATE AGENTS | EST 1985



**£375,000**

Located at the END OF A QUIET CUL-DE-SAC and siding onto OPEN PARKLAND is this MODERN AND SPACIOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, having MASTER EN-SUITE, LOW MAINTENANCE ENCLOSED GARDENS, GARAGE AND OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

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 double glazed front door into:

### **ENTRANCE HALL**

Tiled floor, stairs leading off, understairs cupboard, single radiator.

### **CLOAKROOM**

Suite comprising of low-level WC with pedestal hand basin with mixer tap, single radiator, tiled floor, tiled splashbacks, extractor fan.

### **LOUNGE**

21'4 x 10'6 (6.50m x 3.20m)

Two radiators, Open Reach point, wall mounted electric fire, thermostat controls, front aspect window, rear aspect French doors to patio and garden.

### **KITCHEN / DINING / STUDY AREA**

21'4 x 10'6 (6.50m x 3.20m)

The kitchen has a range of base and wall mounted units with laminated worktops, one and a half bowl stainless steel sink unit, integrated appliances to include under counter fridge / freezer, dishwasher, double oven, gas hob with extractor fan, wall mounted boiler, tiled floor throughout, telephone point, two radiators, TV point, front aspect window, rear aspect window, double opening French doors to the gardens.

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

### **LANDING**

Access to roof space, door to airing cupboard.

### **MASTER BEDROOM**

12' x 12' (3.66m x 3.66m)

Built-in double wardrobe, telephone point, TV point, thermostat control, radiator, side and rear aspect windows.

### **EN-SUITE**

WC, wash hand basin, double shower cubicle with glazed screen and built-in shower unit, extractor fan and inset spotlighting, shaver point, radiator, rear aspect frosted window.

### **BEDROOM 2**

10'8 x 11'0'5 (3.25m x 33.66m)

Built-in mirrored wardrobes, single radiator, rear aspect window with pleasant views over the parkland.

### **BEDROOM 3**

9'3 x 9'2 (2.82m x 2.79m)

Front aspect window with pleasant outlook.

### **BEDROOM 4**

10'6 x 8'9 (3.20m x 2.67m)

Built-in mirrored wardrobe, single radiator, front and side aspect windows.

### **FAMILY BATHROOM**

7'2 x 5'6 (2.18m x 1.68m)

Bath with glazed shower screen, mixer tap, built-in electric shower unit, wash hand basin with tiled splashbacks, WC, tiled floor, single radiator, spotlighting, extractor fan, front aspect frosted window.

### **OUTSIDE**

A private block paved drive approach leads to the end of the cul-de-sac where the property has front gardens laid to lawn and planted with shrubs and bushes, siding onto parkland area. To the side of the property, there is a landscaped area enjoying the views and a private gate giving access to the field area. A driveway for one vehicle (with extra parking available at the entrance road and the hill) gives access to:

### **SINGLE GARAGE**

20'20 x 10'3 (6.10m x 3.12m)

Accessed via up and over door, power and lighting, roof storage space.

A pedestrian gated access leads to the rear gardens which benefit from a large patio seating area, low maintenance gardens laid to lawn planted with fruit trees and several further mature trees and shrubs, all enclosed by wood panel fencing, outside lighting and outside tap.

### **AGENT'S NOTE**

The property benefits from having solar panels that contribute to lower energy bills.

### **SERVICES**

Mains water, electricity, drainage and gas, solar panels.

### **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**

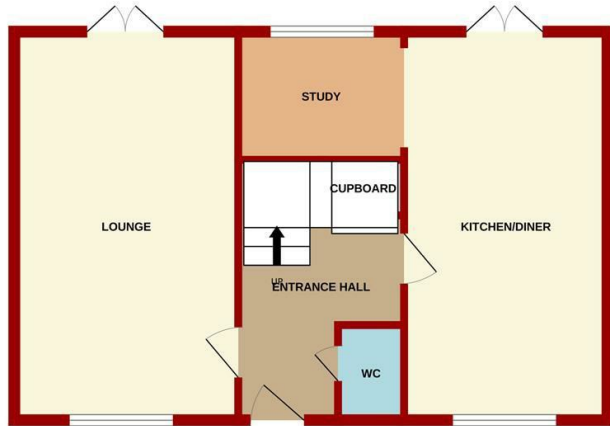
From our Newent office proceed along the High Street into Gloucester Street taking the first right onto Onslow Road and then the second left into Meek Road. Proceed along and turn left opposite Drovers Way where the property can be located at the end on the left hand side.

### **PROPERTY SURVEYS**

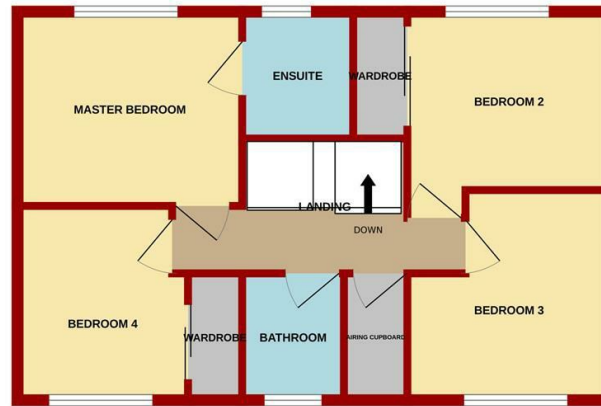
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



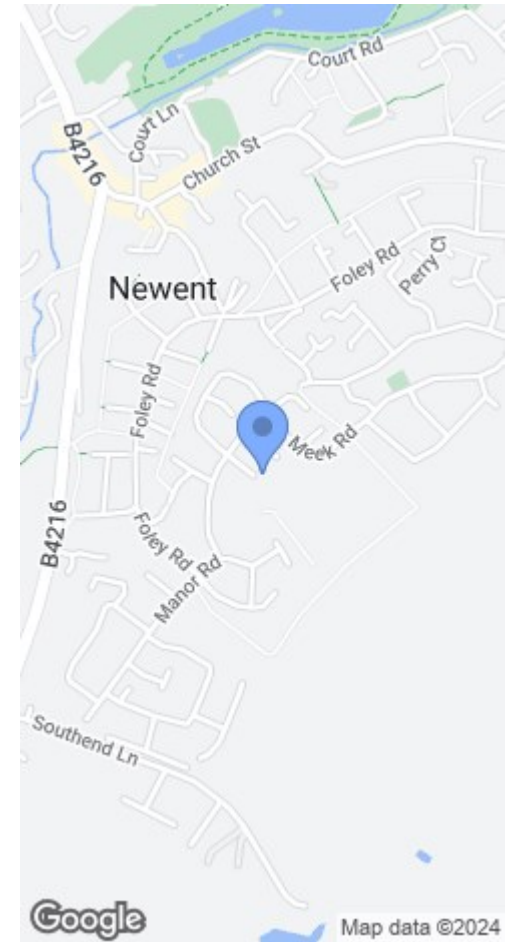
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	85	86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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