



Rose Cottage Aston Ingham Road
Kilcot, Newent GL18 1NS



STEVE GOOCH
ESTATE AGENTS | EST 1985

Rose Cottage Aston Ingham Road Kilcot, Newent GL18 1NS

Guide Price £795,000

A VERY WELL PRESENTED and RARELY AVAILABLE FIVE BEDROOM DETACHED COUNTRY HOUSE in LOVELY ORDER THROUGHOUT, THREE RECEPTIONS, DOUBLE GARAGE and AMPLE PARKING, occupying a SUPERB UNSPOILT LOCATION with GARDENS and GROUNDS of 0.63 ACRES, COVERED SWIMMING POOL, overlooking OPEN FIELDS AND FARMLAND.

The village of Kilcot has a public house and garage. The neighbouring town of Newent offers further amenities. These include a selection of Shops, Primary and Secondary Schools, Churches of various denominations, Health, Sports and Community centres and a Library. With a bus service to Gloucester, Ross-on-Wye and surrounding areas it offers a link to further services. The village of Gorsley can be found just a short distance away and offers amenities to include a shop with post office and coffee house, Primary School, public house, golf club, Baptist chapel, C of E Church. Another asset close by is the village of Aston Ingham which offers a Tennis, Cricket and Bowls Club, Village Hall as well as a Church.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away (from Newent) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.



CANOPY ENTRANCE PORCH

Entrance via half glazed UPVC door through to:

ENTRANCE HALL

Single radiator, under stairs storage cupboard, stairs to the first floor.

CLOAKROOM

Coloured suite with close coupled WC, wash hand basin, tiled flooring, tiled walls, single radiator, spotlighting, front aspect frosted window.

LIVING ROOM

20'02 x 13'07 (6.15m x 4.14m)

Stone fireplace with inset wood burning stove, solid wood beam over, raised stone hearth, exposed stone walling, large double radiator, spotlighting, side aspect window. Fully glazed double glazed French doors through to the rear patio with a lovely private outlook over the gardens.

STUDY

10'00 x 8'02 (3.05m x 2.49m)

Two separate workstations with built-in desks / storage / drawer units, various wall mounted shelving units, access to roof space, two double radiators, front and side aspect windows overlooking the gardens.

SITTING ROOM

12'10 x 12'06 (3.91m x 3.81m)

Single radiator, rear aspect walk-in bay window with a lovely private outlook over the gardens.

KITCHEN

17'11 x 8'11 (5.46m x 2.72m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, Aga cooking range fitted into an attractive alcove with brick and solid wood beam over, original bread oven, breakfast bar, integrated Miele appliances to include oven with microwave above, warming drawer / oven below, dishwasher, Liebherr full height fridge with freezer compartment, wine rack, fitted waste disposal unit, tiled flooring, spotlighting, under cupboard lighting, Karndean flooring, rear aspect window with a lovely private outlook over the gardens.

INNER LOBBY AREA

Opening through to:

BREAKFAST ROOM

13'07 x 10'03 (4.14m x 3.12m)

Exposed oak flooring, double radiator, side aspect window, fully glazed French doors to the rear patio with a lovely outlook over the gardens, attractive recessed display alcove with spotlighting,





UTILITY

13'07 x 10'03 (4.14m x 3.12m)

One and a half bowl single drainer sink unit, mixer tap, cupboards under, waste disposal unit, range of base and wall mounted units, fitted full height AEG fridge and freezer, plumbing for washing machine, space for tumble dryer, tiled flooring, single radiator, spotlighting, front aspect frosted window. Fully glazed door through to:

SIDE PORCH

Built-in cupboards, tiled flooring, side aspect window, half glazed door through to the outside.

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

LANDING

Built-in airing cupboard with Megaflo tank, slatted shelving over, separate roof space accesses to the loft.

MASTER BEDROOM

13'06 x 13'06 (4.11m x 4.11m)

Single radiator, range of fitted bedroom furniture to include two double wardrobes, good sized corner wardrobe, various hanging rails and shelving, dressing table with drawers to either side, two bedside cabinets, single radiator, spotlighting, side and rear aspect windows with a lovely outlook over the gardens onto surrounding fields and farmland. Door to:

EN-SUITE BATHROOM

Suite comprising of modern panelled bath with shower attachment over, tiled surround, built-in vanity cupboard with central mirror, various cupboards and drawers, close coupled WC, pedestal wash hand basin and tiled splashback, single radiator, heated towel rail, side aspect frosted window, access to roof space.

BEDROOM 2

13'07 x 10'06 (4.14m x 3.20m)

Built-in bedroom furniture to include a double and single wardrobe with hanging rail and shelving, various fitted cupboards, dressing table with drawers, two bedside tables, double radiator, side and rear aspect windows, access to roof space.

BEDROOM 3

10'04 x 10'04 (3.15m x 3.15m)

Single radiator, walk-in wardrobe with hanging rail and shelving, access to roof space, front and side aspect windows with a lovely private outlook.

BEDROOM 4

10'11 x 10'04 (3.33m x 3.15m)

Single radiator, built-in mirror faced wardrobe with sliding doors, two further storage cupboards with storage into the eaves, single radiator, rear aspect window giving a lovely outlook over the gardens and open fields beyond.

BEDROOM 5

8'11 x 7'00 (2.72m x 2.13m)

Single radiator, exposed Gorsley stone walling, rear aspect window with a lovely outlook.

BATHROOM

White suite comprising of modern panelled bath, shower attachment over, tiled surround, close coupled WC, vanity wash hand basin, cupboards below, mirror over, single radiator, Karndean flooring, Velux roof light.

SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, built-in cupboards, single radiator, fitted Karndean flooring, Velux roof light.

OUTSIDE

From the lane, access is gained through to a large gravelled parking and turning area suitable for the parking of several vehicles which leads to:

DETACHED DOUBLE GARAGE

16'5 x 15'7 (5.00m x 4.75m)

Accessed via electric roller shutter door, power and lighting, covered area to the side housing the oil tank, small storage area, outside power points, outside lighting.

From the driveway, steps lead up to a formal lawned area with mature trees, hedging surround, various shrubs and bushes, which sides on to mature woodland. There is a good sized WOODEN GARDEN SHED (18' x 11'10) with power and lighting, a covered log store.

To the other side of the lane, solid double wooden electric gates give access through to a further block paved driveway which is suitable for the parking of two vehicles.

The property has lovely mature west facing gardens surrounding, various lawned areas, raised flower beds and borders, an abundance of mature bushes, shrubs, trees etc., substantial paved patio / seating areas with low stone walling to include under cover seating area which can be opened, raised decked area ideal for barbecue etc., outside lighting, outside taps, two small garden sheds, external oil-fired boiler, two storage sheds.

COVERED SWIMMING POOL

Heated via an oil-fired boiler, fully covered canopy (46' x 22'). The pool measures 30' in length and also has a solar powered cover. Large patio area for sitting, lounging and sunbathing etc. Adjacent you will find two separate changing rooms with further storage.

Within the gardens, there is a separate gateway should you need to bring in garden supplies etc.

The grounds have natural hedge boundaries and back onto open fields / woodland and are situated in a lovely mature setting. The whole of the gardens and grounds amount to approximately 0.63 acre.

SERVICES

Mains water and electric, treatment plant, oil-fired heating.





WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: G
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

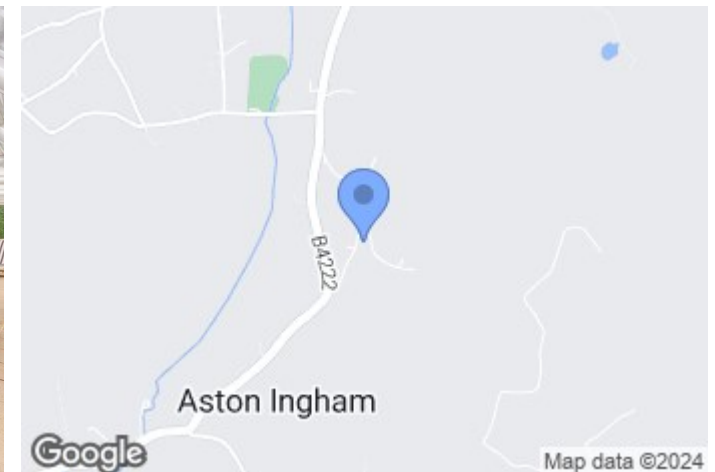
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required.
Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Proceed out of Newent along the B4221 towards Kilcot and Gorsley. When you get to the Kilcot cross roads, turn left towards Aston Ingham. Proceed along this road until you see a small postbox on your left hand side. Turn left at the postbox onto a small lane, proceed to the top of the hill and turn sharp left onto a track. Follow this track down to the bottom and Rose Cottage 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).



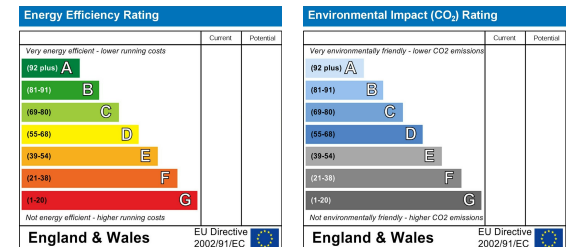
Rose Cottage, AstonIngham Road Kilcot, Newent, Gloucestershire
 Approximate Gross Internal Area
 Main House = 205 Sq M/2207 Sq Ft
 Outbuildings = 102 Sq M/1098 Sq Ft
 Total = 307 Sq M/3305 Sq Ft



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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