



Springfield Crowgate Lane  
Westbury-On-Severn GL14 1QS



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Springfield Crowgate Lane

Guide Price £750,000

## Westbury-On-Severn GL14 1QS

**A FOUR DOUBLE BEDROOM DETACHED COUNTRY HOUSE having TWO RECEPTIONS plus CONSERVATORY, situated in a VERY UNSPOILT RURAL LOCATION with MATURE GARDENS SURROUNDING, SUBSTANTIAL GARAGE / WORKSHOP, LEVEL PADDOCK to the REAR, SOUTH WEST FACING GROUNDS AMOUNTING TO APPROXIMATELY 1.25 acres with STUNNING COUNTRYSIDE VIEWS.**

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.



Entrance via part glazed door through to:

### **ENTRANCE PORCH**

UPVC double glazing. Entrance via half glazed door through to:

### **LIVING ROOM**

**25'7 x 12'11 (7.80m x 3.94m)**

Stone open fireplace with inset wood burning stove, raised stone hearth, solid wood beam over, two single radiators, exposed ceiling timbers, exposed stone walling, two south west facing front aspect windows with a private outlook. Stairs to the first floor. Fully glazed door through to:

### **DINING ROOM**

**13'6 x 13'0 (4.11m x 3.96m)**

Stone open fireplace with raised flagstone hearth, inset wood burning stove, solid beam over, exposed ceiling beams, single radiator, front aspect south west facing window with a lovely outlook over the gardens onto open fields and farmland beyond.

### **CONSERVATORY**

**12'1 x 10'7 (3.68m x 3.23m)**

Tiled flooring, UPVC double glazed construction with lovely outlook over the gardens and ground.

### **KITCHEN**

**25'5 x 7'11 (7.75m x 2.41m)**

Belfast sink unit, double drainer, mixer tap, range of base and wall mounted units, Rangemaster fitted cooking range with ovens and hot plates, cooker hood above, integrated fridge and dishwasher, glazed display cabinets, single radiator, tiled flooring with underfloor heating, exposed ceiling beams, three rear aspect windows with a lovely private outlook over the gardens and ground. Half glazed door to:

### **UTILITY**

**13'0 x 8'5 (3.96m x 2.57m)**

Single drainer sink unit, cupboards under, base and wall mounted units, plumbing for washing machine, space for fridge, tiled flooring, rear aspect window, fully glazed door through to the gardens.





### **SHOWER ROOM**

Fitted shower cubicle and tray, electric shower, tiled surround, low-level WC, wash hand basin, fully tiled walls and floors, rear aspect frosted window.

FROM THE LOUNGE, AN OPEN TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

### **LANDING**

Large built-in wardrobe / cupboard with hanging rail and shelving.

### **BEDROOM 1**

**13'6 x 13'0 (4.11m x 3.96m)**

Single radiator, exposed ceiling beams, front and side aspect windows with a lovely outlook over the gardens onto surrounding fields and farmland.

### **BEDROOM 2**

**12'4 x 11'6 (3.76m x 3.51m)**

Built-in double and single wardrobes, hanging rail and shelving, double radiator, front aspect south west facing window with a lovely outlook over the surrounding fields and farmland.

### **BEDROOM 3**

**11'11 x 9'4 (3.63m x 2.84m)**

Double radiator, built-in cupboard over the stairs, access to roof space, south west facing front aspect window with a lovely view.

### **BEDROOM 4**

**13'3 x 7'10 (4.04m x 2.39m)**

Two built-in single wardrobes with hanging rail and shelving, two single radiators, rear aspect window with a lovely outlook over the ground and surrounding farmland.

### **BATHROOM**

White suite comprising of a modern panelled bath with tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, bidet, two single radiators, access to roof space, exposed ceiling beams, rear aspect window with a lovely outlook over the gardens and grounds.

### **SHOWER ROOM**

Fitted double shower cubicle and tray, electric shower, low-level WC, pedestal wash hand basin and tiled splashback, airing cupboard with hot water tank / slatted shelving, single radiator, rear aspect window overlooking fields and farmland.

## OUTSIDE

The property has two separate accesses. The first one is to the front of the house where there is a parking and turning area suitable for the parking of several vehicles, hedging surround. In addition, to the far end of the property, a five bar gate leads through to a gravelled driveway and access through to:

## SUBSTANTIAL TIMBER OUTBUILDING

35'6 x 22'10 (10.82m x 6.96m)

Currently used as a large garage / workshop etc. Full height, able to store caravans etc., concrete base, power and lighting, built-in shelving, built-in work benches, personal door to the rear, two side aspect windows.

The property has wrap around gardens with large expanse of lawned areas, interspersed flower beds and borders, an abundance of shrubs, bushes, trees etc, including fruiting trees - pear, plum and apple, large raised decked area with central pond, outside lighting, three outside taps, outside power points, original well. There is a good sized paved patio area to the side of the house, a small cultivated vegetable produce area, garden shed and greenhouse.

A separate access from the lane and garden leads through to a good sized level paddock to the rear of the property which has fencing and natural hedge boundaries. The grounds, as a whole, measure approaching 1.25 acres.

## SERVICES

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

We believe from the owners that fibre broadband is available at the property.

## 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

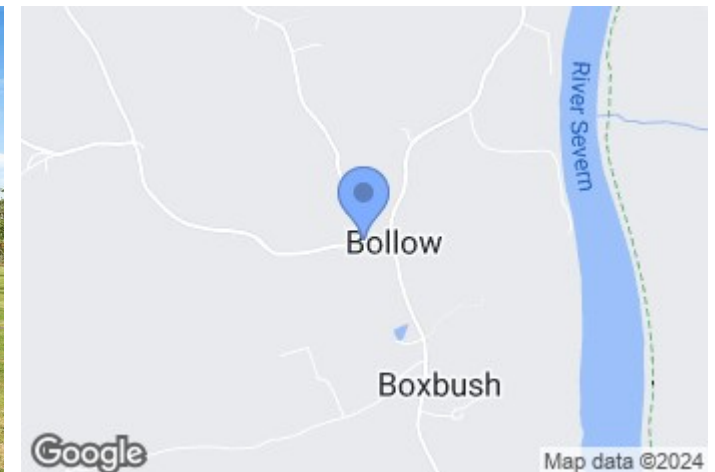
Proceed out of Gloucester on the A48 passing through Minsterworth and heading towards Westbury-on-Severn until you see a turning on your left signposted Rocket Fountain Lane. Turn left here and proceed along the lane for approximately one mile until you come to a T-junction. Bear left and the entrance to the property will be found straight in front of you.

## PROPERTY SURVEYS

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

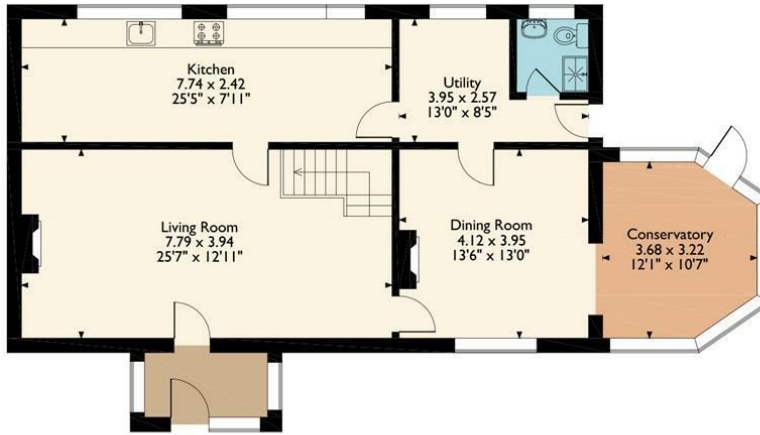
## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

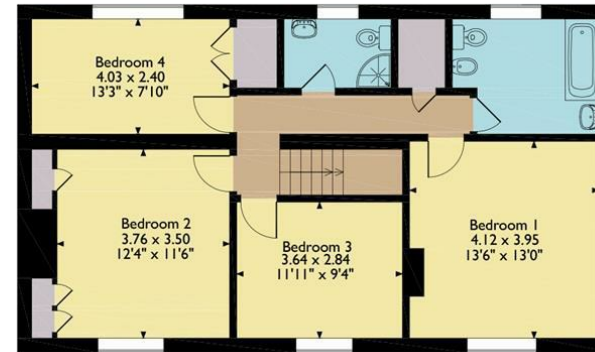


# Springfield, Crowgate Lane, Westbury-on-Severn, Gloucestershire

## Approximate Gross Internal Area 174 Sq M/1873 Sq Ft



Ground Floor

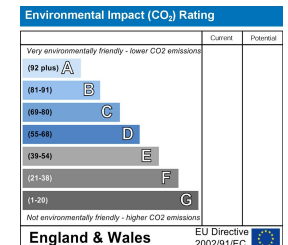
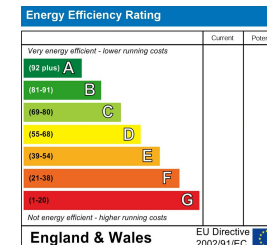


First Floor

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.

### 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.





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