



47 Orchard Road  
Newent GL18 1DQ



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £565,000

A FOUR BEDROOM DETACHED HOUSE set in GARDENS AND GROUNDS OF APPROXIMATELY 0.4 ACRE, with FULL PLANNING PERMISSION FOR A FIRST FLOOR EXTENSION TO FORM MASTER BEDROOM, EN-SUITE AND DRESSING ROOM with PANORAMIC VIEWS OVER STRAWBERRY HILL VINEYARD, but currently offers SPACIOUS AND VERSATILE ACCOMMODATION, AMPLE OFF ROAD PARKING, 85' X 20' TRIPLE BAY GLASSHOUSE PLANTED WITH GRAPE VINES, located in a SEMI-RURAL POSITION ON THE OUTSKIRTS OF NEWENT.

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 wooden front door into:

#### **ENTRANCE PORCH**

5'3 x 4'4 (1.60m x 1.32m)

Side aspect window. Through further glazed wooden door into:

#### **KITCHEN / BREAKFAST ROOM**

17'0 x 15'8 (5.18m x 4.78m)

Wooden kitchen comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, Rangemaster gas oven with hot plates, plumbing for dishwasher, space for American fridge / freezer, brick fireplace housing cast iron log burner, inset spotlighting, extractor fan, tiled floor, single radiator, TV point, modern panelled radiator, partially vaulted ceiling with exposed beam work and Velux roof lights, front and rear aspect leaded light windows. Door to:

#### **LOUNGE**

17'0 x 16'1 (5.18m x 4.90m)

Dimmer switch lighting, double radiator, inset spotlighting, exposed beams, Open Reach point, front and side aspect windows, rear aspect French doors to the patio.

FROM THE KITCHEN / BREAKFAST ROOM, DOOR LEADS INTO:

#### **INNER HALLWAY**

10'8 x 9'2 (3.25m x 2.79m)

Polished tiled floor, single radiator, turning staircase leading off, door to under stairs storage, thermostat control. Door to:

#### **UTILITY ROOM**

13'0 x 12'7 max (3.96m x 3.84m max)

One and a half bowl stainless steel sink unit with mixer tap, base and wall mounted units, laminated worktops and splashbacks, newly installed Baxi LPG boiler, double radiator, polished tiled flooring, plumbing for washing machine, rear aspect window, side aspect half glazed door to the patios.

#### **CLOAKROOM**

8'2 x 2'8 (2.49m x 0.81m)

White WC, polished tiled floor, single radiator, extractor fan, door to storage cupboard, side aspect frosted window.

#### **BEDROOM 3**

17'0 x 11'4 max into wardrobe recess (5.18m x 3.45m max into wardrobe recess)

Triple wardrobes, further 'his' and 'hers' double built-in wardrobes, bedside cabinets, dressing table and chest of drawers, double radiator, inset spotlighting, rear aspect frosted window, side aspect window.

#### **BEDROOM 4**

13'0 x 12'3 (3.96m x 3.73m)

Wall mounted electric fire, TV point, telephone point, front aspect window, side aspect fully double glazed door to the garden, door to under stairs storage cupboard housing the consumer unit, side aspect window.

#### **BATHROOM**

9'4 x 6'5 (2.84m x 1.96m)

P-shaped bath with mixer tap and shower detachment, WC, wash hand basin with mixer tap, tiled floor with electric under floor heating, tiled splashbacks, chrome heated towel rail, inset spotlighting, side aspect frosted window.

FROM THE INNER HALLWAY, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

#### **LANDING**

Wall light fittings, rear aspect window.

#### **BEDROOM 1**

13'6 x 10'9 (4.11m x 3.28m)

Single radiator, door to built-in wardrobe, side aspect window.

#### **BEDROOM 2**

11'4 x 9'8 (3.45m x 2.95m)

Additional recess housing built-in wardrobes within the eaves storage space, further built-in bedroom furniture, access to roof space, single radiator, side aspect window.

#### **OUTSIDE**

To the front of the property, a tarmac driveway suitable for parking three vehicles leads to the front door, there is sufficient space available at the front of the property to erect a double garage and a car port to the rear (subject to planning), outside lighting, lawned gardens to the front and side measuring approximately 60' x 50', wooden shed, mature cherry tree, LPG tank. Beyond the side garden, there is a separate vehicular access (initially shared at the side, belonging to the property at the rear), which continues to a large newly laid patio / seating area in excess of 1,100 sq ft, outside water tap, block paved area and gravelled area. The property has been used as a vineyard and included in the sale is:

#### **FORMER TASTING ROOM**

15'3 x 7'6 (4.65m x 2.29m)

Accessed to the side via double opening French doors, fully insulated and fitted out with wall mounted units with laminated worktops, inset spotlighting, sink unit (not plumbed in), space for under counter fridge, two windows. This room would lend itself for various uses - a home gym, home office etc.

The gravelled garden has mature borders planted with flowers, trees, shrubs and bushes, two wildlife ponds. Also offered within the sale is a triple bay glass house planted with both Merlot and Cabernet Sauvignon grape vines and provides a small cottage industry, producing between 500 - 600 bottles of wine annually. The vendors are happy to offer assistance if the new purchaser wishes to continue the growing. The greenhouses measure approximately 85' x 20' and there is power to the building.

#### **AGENT'S NOTE**

New fencing shall be erected at the rear to form the title boundary.

To the right hand side of the property, we currently have a two bedroom semi-detached single storey house for sale which may be worth considering for those requiring multi-generational living. Please contact our office for further details.

#### **SERVICES**

Mains water, electricity and drainage. LPG 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**

From Newent, head up the High Street to the cross roads, heading straight over at the traffic lights towards Dymock, taking the first right onto the Tewkesbury Road, taking the next left signposted Redmarley. Proceed along the Redmarley road, taking the left hand turning at the Lime tree headed towards The Scarr on Scarr Road. Turn left at Alan Prout's Garage into Orchard Road. Proceed right along to the end of Orchard Road where the property can be found 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).

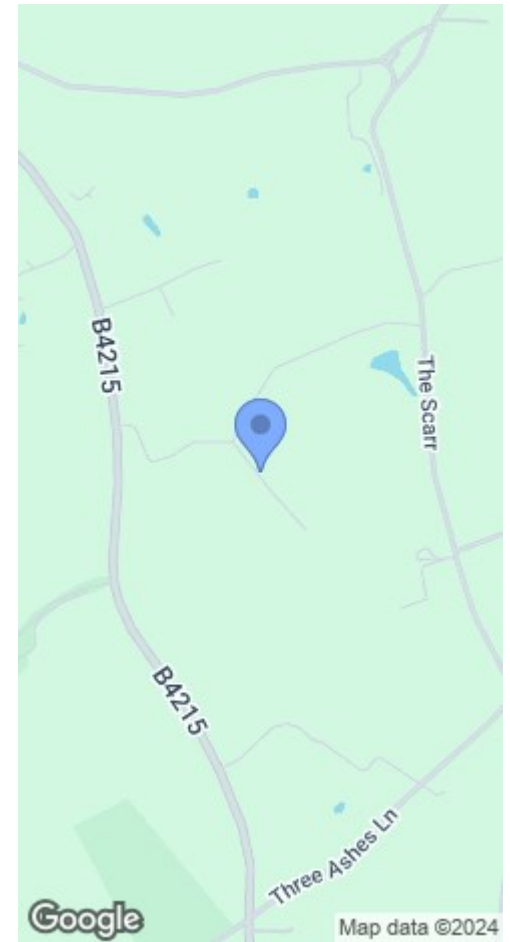
GROUND FLOOR



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			
(92-100) <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 energy efficient - higher running costs			
England & Wales	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			
England & Wales	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.



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