



**Gordon House**  
**Westbury-On-Severn GL14 1NA**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Gordon House

Guide Price £795,000

## Westbury-On-Severn GL14 1NA

**A HANDSOME FOUR BEDROOM VICTORIAN PROPERTY with TWO HOLIDAY COTTAGES OFFERING C£40K PA INCOME POTENTIAL, situated in a TRANQUIL VILLAGE LOCATION offering SPACIOUS AND VERSATILE ACCOMMODATION, GARAGING, OUTBUILDINGS, AMPLE OFF ROAD PARKING, GENEROUS GARDENS and ORCHARD, GROUNDS IN EXCESS OF ONE ACRE.**

The property is situated in Northwood Green which has a village hall, church and public house and is only a short distance away from Westbury-on-Severn which is located on the A48, approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a church, The Lyon Inn public house, a junior school, doctor and dental surgeries, sports clubs, childrens recreational clubs and a bus service to Gloucester where many comprehensive facilities can be found. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Nearby you will also find the small rural village of Chaxhill which has a primary school, a petrol station with a well-stocked supermarket, and the Severn and Wye Smokery (Shop, Restaurant and Café).

For the commuter, access to the motorway network (via the A40) can be made via junction 11 of the M5 (14 miles approximately), linking up the Midlands, the North, Wales, London and the South.



Double glazed wooden front door leads into:

### ENTRANCE PORCH

Lower brick upper wooden double glazed construction, through further wooden front door into:

### DRAWING / SITTING ROOM

15'1 x 14'0 (4.60m x 4.27m)

Flagstone floor, exposed brick fireplace housing inset cast iron log burner, double radiator, corniced ceiling, inset spotlighting, telephone point, shoe and coat storage area, stairs leading off, under stairs storage cupboard, front window.

### CLOAKROOM

Low-level WC, vanity wash hand basin, cupboard below, single radiator, extractor fan, inset spotlight.

### FORMAL DINING ROOM

14'0 x 12'6 (4.27m x 3.81m)

Exposed brick fireplace with stone hearth (not currently in use), exposed wooden floorboards, corniced ceiling, double radiator, front aspect window. Door to lounge, glazed wooden door into breakfast room.

### KITCHEN

15'2 x 10'1 (4.62m x 3.07m)

Range of base and wall mounted units with quartz worktops, tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap and food waste disposal unit, thermostat control, Rangemaster electric oven, cast iron bread oven, space for free standing fridge / freezer, integrated dishwasher, tiled floor, double radiator, corniced ceiling, inset spotlighting, rear aspect sash window, glazed wooden door into:

### SUN ROOM

9'9 x 9'5 (2.97m x 2.87m)

Upper wooden framed double glazed construction with polycarbonate roof, base mounted units, half glazed rear door to the courtyard. Thumb latch door to:

### UTILITY ROOM

9'4 x 6'3 (2.84m x 1.91m)

Worcester oil-fired boiler supplying hot water and central heating, laminate worktop, space for under counter fridge / freezer, space for tall fridge / freezer, plumbing for washing machine, space for tumble dryer, heated towel rail, tiled flooring, wall mounted units, side aspect window.

### BREAKFAST ROOM

12'9 x 10'0 (3.89m x 3.05m)

Flagstone flooring, corniced ceiling, double radiator, double glazed rear door to courtyard area. Wooden door to:

### FORMAL LOUNGE

25'0 x 13'1 (7.62m x 3.99m)

Exposed brick fireplace with stone hearth housing cast iron log burner, TV point, wooden floorboards, three radiators, corniced ceiling, front and side aspect windows, double glazed rear door to courtyard area.

FROM THE LOUNGE, A TURNING STAIRCASE LEADING TO THE FIRST FLOOR. ALTERNATIVELY ACCESSED FROM THE DRAWING ROOM.

### LANDING

Single radiator, inset spotlighting, door to airing cupboard with hot water tank, door to walk-in wardrobe with radiator, shelving and hanging space, rear aspect window.

### OPEN LANDING STUDY AREA / BEDROOM 4

15'1 x 14'0 (4.60m x 4.27m)

Exposed wooden floorboards, cast iron fireplace, double radiator, telephone point, corniced ceiling, built-in study furniture, front aspect window.





### MASTER BEDROOM

14'7 x 13'1 (4.45m x 3.99m)

Ornate cast iron fireplace, double radiator, additional built-in wardrobe, corniced ceiling, front aspect window with far reaching elevated views. Door to:

### EN-SUITE SHOWER ROOM

9'4 x 6'2 (2.84m x 1.88m)

Double shower cubicle accessed via sliding glazed screen with inset shower system, WC, wash hand basin, tiled floor, tiled splashbacks, chrome heated towel rail, storage units, single radiator, shaver point, corniced ceiling, extractor fan, spotlighting, side aspect frosted window.

### BEDROOM 2

12'7 x 14'0 max (3.84m x 4.27m max)

Ornate cast iron fireplace, exposed wooden floorboards, built-in double wardrobes, double radiator, corniced ceiling, front aspect window offering beautiful far reaching elevated views.

### BEDROOM 3

11'7 x 9'9 (3.53m x 2.97m)

Single radiator, corniced ceiling, rear aspect window. Door to:

### EN-SUITE CLOAKROOM

6'6 x 3'0 (1.98m x 0.91m)

Inset WC, wash hand basin with cupboard below, tiled flooring, single radiator, extractor fan, inset spotlighting, corniced ceiling.

### BATHROOM

7'8 x 6'1 (2.34m x 1.85m)

Wood panelled bath with taps and separate shower system over, inset WC, vanity wash hand basin, cupboards below, marble worktop, tiled splashbacks, tiled floor, single radiator, extractor fan, inset spotlighting, corniced ceiling, wall light fittings, rear aspect frosted window.

FROM THE MASTER BEDROOM, A TURNING STAIRCASE LEADS TO THE SECOND FLOOR.

### SECOND FLOOR

#### STUDY / OCCASIONAL BEDROOM 5

16'4 x 13'1 (4.98m x 3.99m)

Currently used as a hobbies/craft room, built-in desk furniture, power and lighting, eaves storage space, side aspect window. Door to:

### ATTIC

28'5 x 17'11 (8.66m x 5.46m)

Suitable for conversion, additional eaves storage, fully boarded with power and lighting, rear aspect Velux roof light.

### OUTSIDE

To the front of the property, the front garden measures approximately 100' in length with a gravelled parking and turning area suitable for parking several vehicles, with side access driveway to garaging at the rear. The remainder of the front gardens are laid to lawn with well tended borders planted with mature trees, flowers, shrubs and bushes, enclosed by fencing and hedging. The driveway to the side continues to a large block paved driveway and turning area with courtyard to the rear of the property laid to flagstones, bin storage area, outside water tap, door to:

### WORKSHOP

12'1 x 8'5 (3.68m x 2.57m)

Power and lighting, Velux roof light, side aspect window.

The block paved driveway leads to:

### DETACHED BRICK-BUILT GARAGE

19'2 x 11'2 (5.84m x 3.40m)

Accessed via electric roller door, vaulted ceiling, two rear aspect Velux roof lights, power and lighting. There is an addition to the side of the garage measuring 9'0 x 6'8 and is currently used as a workshop / storage area. There is a canopied area in between the garage and holiday cottages.

## **BOILER / LAUNDRY ROOM**

8'3 x 4'0 (2.51m x 1.22m)

Worcester oil-fired boiler, hot water tank, power and lighting, plumbing for washing machine, space for tumble dryer, side aspect frosted window.

## **HOLIDAY COTTAGE - THE BARN**

Accessed via side aspect double glazed front door into:

## **KITCHEN / DINING / FAMILY ROOM**

16'5 x 16'3 (5.00m x 4.95m)

Modern kitchen with a range of base and wall mounted units, laminated worktops and tiled splashbacks, integrated electric oven, four ring halogen hob with extractor fan over, single drainer stainless steel sink unit with mixer tap, integrated fridge / freezer, exposed brick fireplace housing inset cast iron log burner, slate tiled flooring, two double radiators, exposed ceiling beam, inset spotlighting, side aspect frosted window, further side aspect window, consumer unit, TV point, thermostat control, front aspect double opening French doors to courtyard area.

A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

## **LANDING**

Exposed beam, side aspect Velux roof light.

## **BEDROOM**

16'2 x 8'1 (4.93m x 2.46m)

Exposed ceiling and wall beams, inset spotlighting, double radiator, side aspect window.

## **SHOWER ROOM**

8'3 x 8'0 (2.51m x 2.44m)

Double shower cubicle with inset shower system, inset WC, built-in storage units, pedestal wash hand basin, ceiling and wall beams, tiled floor, heated towel rail, shaver point, extractor fan, spotlighting, light tube.

## **HOLIDAY COTTAGE - THE STABLE**

## **KITCHEN / BREAKFAST ROOM**

11'0 x 10'8 (3.35m x 3.25m)

Modern fitted kitchen with laminated worktop and tiled splashbacks, single drainer stainless steel sink unit with mixer tap, integrated electric oven, extractor fan over, integrated fridge / freezer, space for further appliance, breakfast table area, slate tiled flooring, inset spotlighting, under stairs storage cupboard, consumer unit, double radiator, turning staircase leading off, front aspect window, half double glazed wooden front door. Opening through to:

## **LOUNGE**

11'0 x 8'1 (3.35m x 2.46m)

Exposed stone wall, slate tiled floor, thermostat controls, double radiator, inset spotlighting, TV point, front aspect double opening French doors. Turning staircase leading to the first floor.

## **LANDING**

Light tube, spotlighting, storage cupboard, front aspect window.

## **BEDROOM**

11'4 x 9'3 (3.45m x 2.82m)

Vaulted ceiling with exposed beams, light tube, spotlighting, double radiator, front aspect window.

## **SHOWER ROOM**

11'3 x 5'5 (3.43m x 1.65m)

Double shower cubicle accessed via sliding glazed screen with inset shower system, WC, wash hand basin, tiled floor, tiled walls, vaulted ceiling with exposed beams, extractor fan, spotlighting, side aspect window offering lovely views.





From the courtyard area, there is an opening through to the rear formal garden which measures approximately 90' in length. The garden is laid to lawn with raised vegetable beds and further formal beds planted with flowers, trees, shrubs and bushes, crazy paved patio seating area (this area is enclosed by fencing and mature hedging), greenhouse, five bar gated access into the orchard with two further wooden built workshops. There is a solar panel which provides a 12-volt supply to a water pump feeding an irrigation system from a water storage tank which harvests water from the shed roof. The beautifully tended orchards have mown paths, wild areas, an array of mature fruit and other trees to include apples and plums, all enclosed by fencing and hedging and backs onto open fields and countryside affording beautiful views. At the bottom of the orchard, there is a further patio seating area enjoying the views. The grounds extend to just over one acre.

### SERVICES

Mains water, electricity and drainage. Oil-fired heating.

The house and cottages are equipped with water softeners.

### 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.

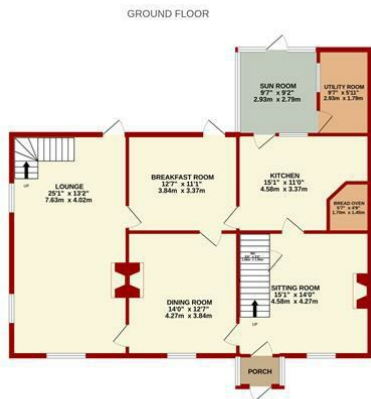
### DIRECTIONS

Proceed into Northwood Green where the property can be found on the right hand side, just past the village hall.

### PROPERTY SURVEYS

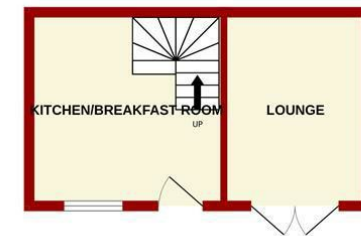
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



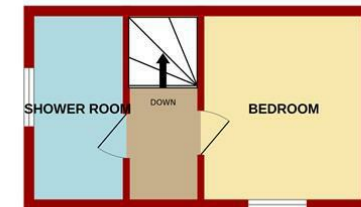


Measurements are approximate. Not to scale. Illustrative purposes only  
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GROUND FLOOR



1ST FLOOR



THE BARN & THE STABLE

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-91) <b>B</b> (60-80) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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