



3 Cherry Bank
Newent GL18 1JZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

3 Cherry Bank

Newent GL18 1JZ

£685,000

RARELY AVAILABLE AND DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM DETACHED BUNGALOW with FLEXIBLE AND VERSATILE ACCOMMODATION, DOUBLE GARAGE, AMPLE PARKING, LOVELY WEST FACING PRIVATE GARDENS and GROUNDS with their own separate access. The WHOLE PLOT AMOUNTS TO APPROXIMATELY 3 ACRES and has a RANGE OF OUTBUILDINGS.

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.

Benefits include GAS FIRED CENTRAL HEATING, EXTENSIVE UPVC DOUBLE GLAZING and LOVELY LOCATION ON THE OUTSKIRTS OF NEWENT.





ENTRANCE PORCH

Via sliding door, side aspect window. Fully glazed frosted upvc door through to:

ENTRANCE HALL

Wood block flooring, single radiator, boiler cupboard housing the gas fired central heating and domestic hot water boiler, airing cupboard housing the hot water tank. opening through to:

FAMILY LIVING/DINING ROOM

21'10 x 17'10 (6.65m x 5.44m)

Split level. Fireplace with inset wood burning stove, carpet and wood block flooring, double and single radiators, fully glazed bi-fold doors to kitchen, velux roof light, wide rear aspect window with a private outlook over the gardens and ground.



SUN ROOM

11'03 x 8'09 (3.43m x 2.67m)

Timber flooring, single radiator, upvc double glazed bi-fold doors through to the private rear garden with a lovely outlook.

STUDY

14'09 x 8'11 (4.50m x 2.72m)

Radiator, side and rear aspect windows with the rear aspect having a lovely outlook over the gardens.

KITCHEN

19'11 x 9'09 (6.07m x 2.97m)

One and a half bowl single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, integrated five ring AEG hob with cooker hood above, fitted electric double oven, cupboard above and below, plumbing for dishwasher, double radiator, tiled flooring, roof light, front and rear aspect windows overlooking the gardens, fully glazed doors to the front and rear. Door to:

UTILITY

10'02 x 8'07 (3.10m x 2.62m)

Stainless steel single drainer sink unit, mixer tap, cupboard under, base units, plumbing for automatic washing machine, tiled flooring, built-in cupboard with shelving. Door to:



BATHROOM

11'04 x 5'00 (3.45m x 1.52m)

White suite comprising bath with electric shower over, tiled surround, vanity wash hand basin, tiled splashback, close coupled w.c., heated towel rail, tiled flooring, two front aspect frosted windows.

INNER HALLWAY

Built-in airing cupboard.

BEDROOM 1

13'10 x 11'11 (4.22m x 3.63m)

Radiator, side aspect window, rear aspect velux roof light.

BEDROOM 2

16'09 x 9'05 (5.11m x 2.87m)

Two single radiators, two front aspect windows.

BEDROOM 3

10'10 x 10'07 (3.30m x 3.23m)

Single radiator, rear aspect velux roof light, rear aspect window.

FAMILY SHOWER ROOM

Walk-in double shower cubicle and tray, shower over, vanity wash hand basin, cupboard below, mirror faced medicine cabinet, close coupled w.c., tiled flooring, heated towel rail, front aspect frosted window.

FROM THE SUN ROOM, DOOR TO:

BEDROOM 4

11'04 x 11'03 (3.45m x 3.43m)

Radiator, rear aspect window with a lovely outlook over the gardens.







OUTSIDE

Tarmac driveway leads through to a PARKING AND TURNING AREA FOR SEVERAL VEHICLES which leads to an ATTACHED DOUBLE GARAGE 17'09 x 15'04 (5.41m x 4.67m) via up and over door, power and lighting, storage cupboard, sink unit, plumbing for automatic washing machine, personal door to the property. There are steps down to the front door, lawned areas, various mature shrubs, bushes and trees etc, outside power, outside light.

Access to either side of the property leads through to a lovely, private westerley facing garden having a large paved patio area, gravelled pathways, large lawned area, various mature, shrubs, bushes and trees, pond, outside lighting, good sized SUMMER HOUSE with block paved patio area to the front.

From the garden and a seperate five bar gated access leads to the main area of land which comprises a SMALL FRUIT ORCHARD with apples and plums, further SUBSTANTIAL ORCHARD with an abundance of fruiting trees, stream running through the middle, further mature trees and hedging.

There is a RANGE OF OUTBUILDINGS to include:

OPEN FRONTED ANIMAL SHELTER - 18'08 x 12'02 (5.69m x 3.71m)

POLY TUNNEL - 47'00 x 23'00 (14.33m x 7.01m) in need of repair

STABLE - 20'00 x 11'00 (6.10m x 3.35m)

LOG STORE - 12'00 x 10'00 (3.66m x 3.05m)

OPEN FRONTED DOUBLE TRACTOR SHED 20'00 x 12'09 (6.10m x 3.89m)

STORE/WORKSHOP - 13'05 x 9'08 (4.09m x 2.95m) via double timbers doors, power and lighting.

The WHOLE OF THE GARDENS AND GROUNDS AMOUNT TO APPROXMATELY 3 ACRES.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Severn Trent - to be advised.



LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

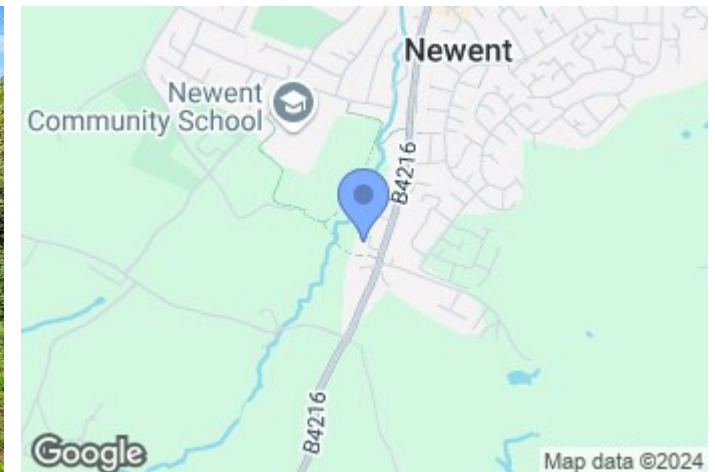
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

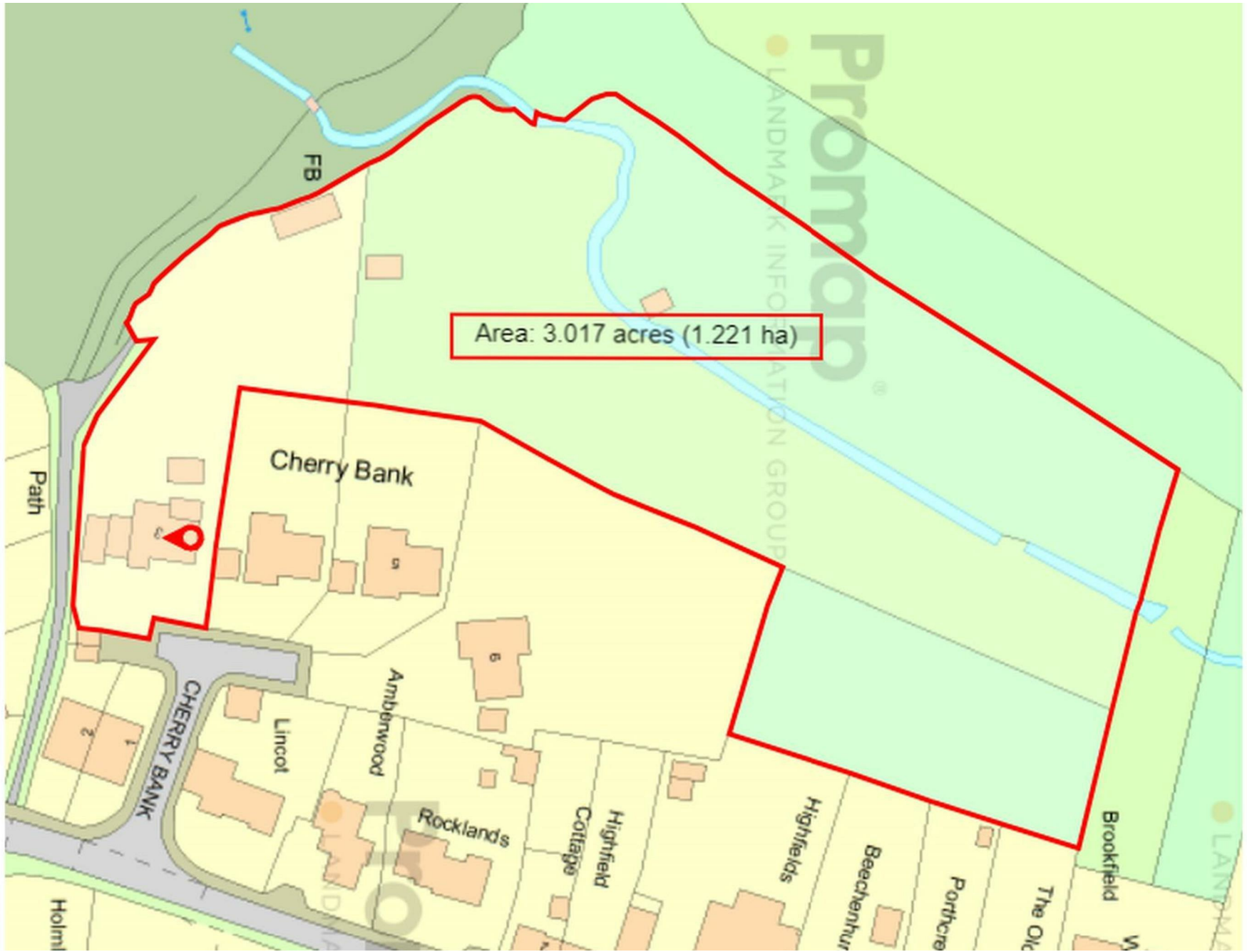
DIRECTIONS

From Newent office, proceed along the High Street, into Broad and turn right onto Culver Street. Proceed along here until you see a turning right into Cherry Bank. Turn right here and the property can be found on the left hand side.

PROPERTY SURVEYS

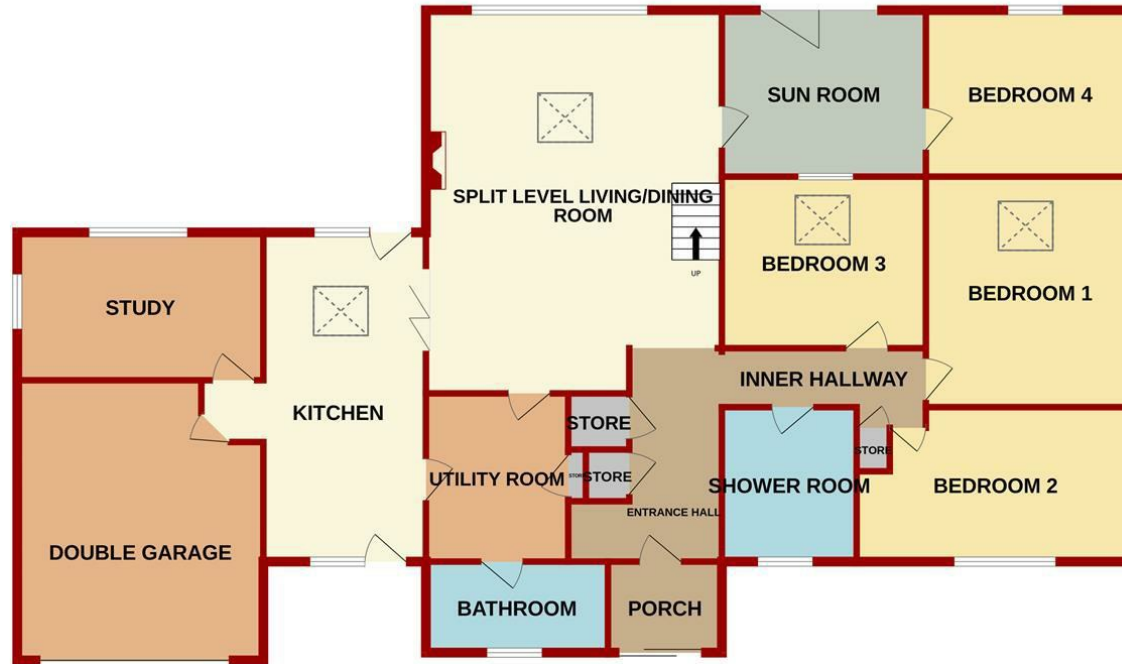
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







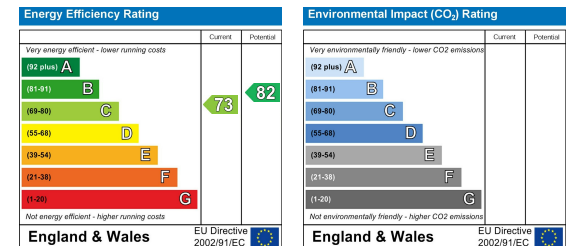
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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

Residential Sales | Residential Lettings | Auctions | Surveys