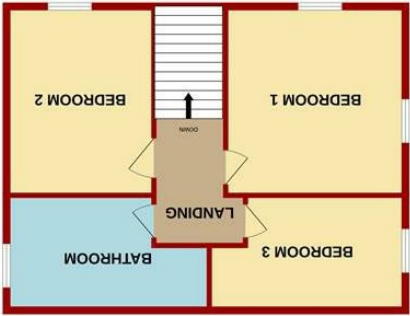
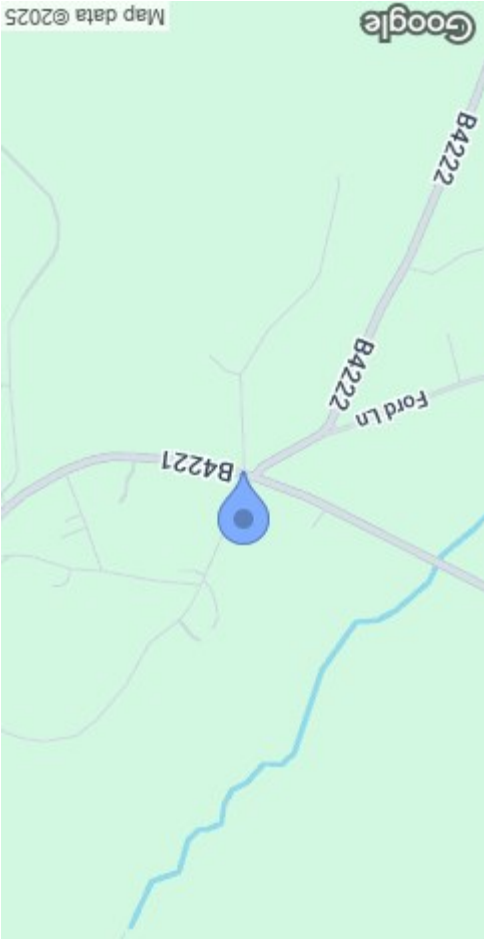
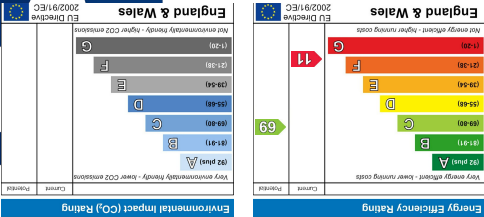
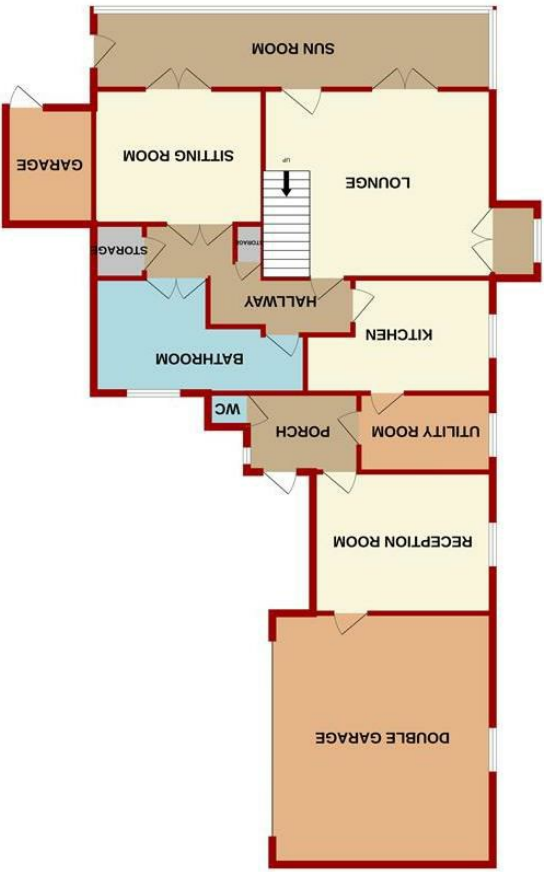


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



1ST FLOOR



GROUND FLOOR



Sunnymount Stony Lane  
Kilcot, Newent GL18 1NL



Guide Price £500,000

A BEAUTIFULLY POSITIONED THREE BEDROOM DETACHED GORSLEY STONE FACED COTTAGE IN NEED OF COMPLETE RENOVATION / MODERNISATION, nestled in FIVE ACRES OF AGRICULTURAL LAND, SURROUNDED BY MATURE MANICURED GARDENS and OFFERING TREMENDOUS PRIVACY, THE FRONT GARDENS AND FIELD ARE SOUTH / SOUTH WEST FACING ENJOYING LOTS OF SUNLIGHT, DOUBLE GARAGE and AMPLE PARKING. The property has FANTASTIC POTENTIAL FOR CONVERSION / EXTENSION.

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.



The property comprises:

ENTRANCE PORCH

LOUNGE  
17'8 x 15'8 (5.38m x 4.78m)

KITCHEN  
14'8 x 8'8 (4.47m x 2.64m)

UTILITY  
8'97 x 8'33 (2.44m x 2.44m)

REAR PORCH  
8'3 x 7'9 (2.51m x 2.36m)

SITTING ROOM  
13'9 x 10'3 (4.19m x 3.12m)

BATHROOM  
14'7 x 6'0 (4.45m x 1.83m)

To the first floor.

BEDROOM 1  
13'5 x 13'3 (4.09m x 4.04m)

BEDROOM 2  
13'3 x 10'1 (4.04m x 3.07m)

BEDROOM 3  
10'5 x 6'4 (3.18m x 1.93m)

BATHROOM  
14'4 x 6'3 (4.37m x 1.91m)

REAR PORCH  
30'2 x 5'7 (9.19m x 1.70m)

OUTSIDE  
Manicured gardens surround the property. The gardens and ground amount to just over five acres.

OUTHOUSE  
13'4 x 12'7 (4.06m x 3.84m)

GARAGE  
19'1 x 16'8 (5.82m x 5.08m)

SERVICES  
Mains water and electricity, septic tank, oil-fired heating.

AGENT'S NOTE  
The property is subject to an overage / uplift clause of 20% for 20 years in the event of construction of a second dwelling or more on the site.

WATER RATES  
Severn Trent - to be confirmed.

LOCAL AUTHORITY  
Council Tax Band: C  
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, proceed towards Kilcot on the B4221, passing The Kilcot Inn on your right hand side. Continue along this road and just before the left hand turn for the B4222 towards Aston Ingham, take the turning just before onto Wood Lane. Proceed along the lane for approximately half a mile and the property will be found on your right hand side as marked by our 'For Sale' board.

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.