



**Castle Dell**  
**Newent GL18 1LS**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Castle Dell

Guide Price £650,000

## Newent GL18 1LS

**A FOUR BEDROOM DETACHED COTTAGE having GLORIOUS COUNTRYSIDE VIEWS, BALCONY, GARDENS and PADDOCK extending to 3/4 ACRE, DETACHED GAMES ROOM / GARDEN OFFICE, OUTBUILDINGS, AMPLE PARKING, situated CLOSE TO THE MARKET TOWN OF NEWENT, all being offered with NO ONWARD CHAIN.**

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.





Access via double glazed stable door into:

### UTILITY ROOM

14'7 x 5'4 (4.45m x 1.63m)

Flagstone flooring, one and a half bowl sink unit with single drainer and mixer tap over, plumbing for washing machine, Victorian style radiator, inset ceiling lights, four front aspect UPVC double glazed windows. Wooden stable door into:

### KITCHEN / BREAKFAST ROOM

15'2 x 10'4 (4.62m x 3.15m)

Shaker style kitchen with a range of base, wall and drawer mounted units, Belfast sink with mixer tap over, space for table and chairs, gas Aga inset within a brick fireplace, centre island with solid wooden worktop, built-in oven and hob above, flagstone flooring, exposed wooden beams, side aspect UPVC double glazed window, side aspect UPVC double glazed stable door, radiator, stairs to the first floor.

### DINING AREA

12'2 x 11'4 (3.71m x 3.45m)

Solid wooden original flooring, power points, radiator, wood burning stove with brick surround, exposed brick walls and beams, two side aspect UPVC double glazed windows. Opening into:

### FAMILY ROOM

23'4 x 17'5 (7.11m x 5.31m)

Wooden flooring, inset fireplace on slabbed hearth with brick surround and wooden mantle over, inset ceiling lights, side aspect UPVC double glazed windows, large bi-folding doors opening onto the rear patio. To the other side of the lounge, there are double glazed windows having a lovely countryside outlook. Stairs to the master suite.

### SHOWER ROOM

Large corner shower cubicle with panelled walls and shower over, pedestal wash hand basin, low-level WC, radiator, cupboard housing the electric boiler, two side aspect frosted UPVC double glazed windows.

FROM THE KITCHEN, STAIRS LEAD TO THE FIRST FLOOR.







## LANDING

Radiator, power points, exposed wooden beams and decorative stained glass feature windows, power point, side aspect UPVC double glazed window.

## BEDROOM 2

**12'8 x 11'10 (3.86m x 3.61m)**

Wooden flooring, radiator, power points, side aspect UPVC double glazed window. Door to:

## JACK AND JILL BATHROOM

**8'2 x 6'7 (2.49m x 2.01m)**

Freestanding ball and claw bath with mixer taps and rainfall shower over, Victorian style radiator, low-level WC, pedestal wash hand basin, inset ceiling lights, side aspect frosted UPVC double glazed window.

## BEDROOM 3

**11'3 x 8' (3.43m x 2.44m)**

Exposed beams, power points, radiator, side aspect UPVC double glazed window.

## BEDROOM 4

**12'5 x 5'9 (3.78m x 1.75m)**

Power points, side aspect roof light.

## MASTER BEDROOM

**23'3 x 17'5 (7.09m x 5.31m)**

Accessed via a separate staircase from the family room or through the Jack and Jill bathroom. Two Victorian style radiators, power points, wooden thumb latch door giving access to a walk-in wardrobe with shelving (6'7 X 5'4), large side aspect floor to ceiling UPVC windows to the side aspect overlooking the surrounding farmland with stunning views. Double doors to the rear give access to a BALCONY (13'4 X 12'4) with UPVC floor to ceiling double glazed windows.





## OUTSIDE

A large gravelled off road parking area, suitable for the parking of several vehicles, leads to the front door (accessed via the utility room). To the right hand side of the parking area, there is a metal five bar gate giving access to the paddock which is enclosed by hedging and fencing and has a STABLE with CHICKEN RUN attached, SHED. From the parking area, to the left hand side, there is a wooden five bar gate which leads onto the lawns where there is a raised seating area, various outbuildings.

## STORE / GAMES ROOM

17'2 x 17'1 (5.23m x 5.21m)

Accessed via two UPVC double glazed doors, power and lighting. Attached to the store / games room, there is an open storage area (with roof) with lighting, for further storage, measuring 17'9 x 12'7.

## GARDEN SHED

19'4 x 9'6 (5.89m x 2.90m)

Power and lighting, windows.

The garden has a variety of trees, including fruit trees and raised beds, various seating areas, all enclosed by hedging and fencing, having stunning views over the surrounding countryside.

## SERVICES

Mains water and electricity, septic tank, the heating / water system is via electric / solar battery system, solar panels.

## WATER RATES

Severn Trent - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: D  
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

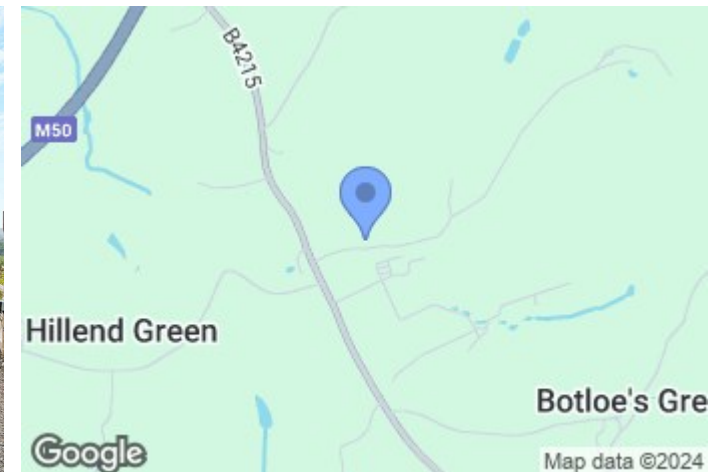
From our Newent office, proceed to the traffic lights, heading towards Dymock. Proceed along this road for approximately two miles, passing Bentley's Fruit Farm on the left hand side, where the property can be found on the brow of the hill, also on the left hand side.

## PROPERTY SURVEYS

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

## AWAITING VENDOR APPROVAL

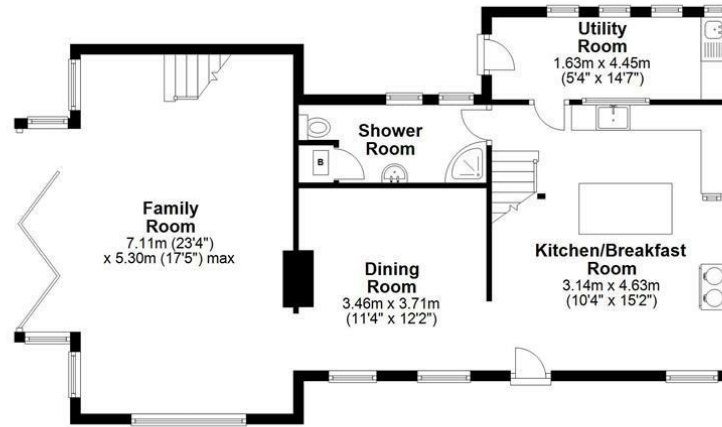
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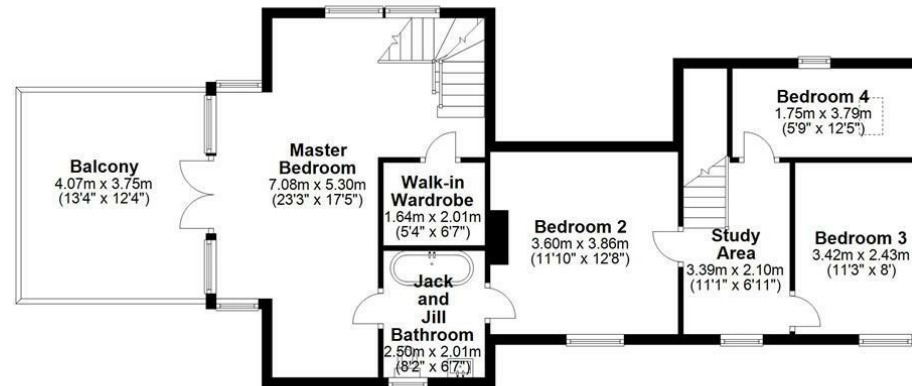
### Ground Floor

Approx. 85.5 sq. metres (920.2 sq. feet)



### First Floor

Approx. 73.4 sq. metres (790.1 sq. feet)

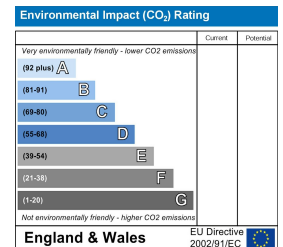
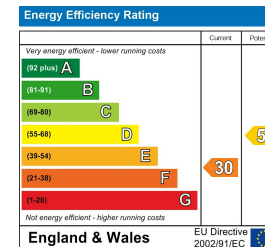


Total area: approx. 158.9 sq. metres (1710.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

#### 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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