



The Vicarage
Adsett, Westbury-On-Severn GL14 1PH

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

The Vicarage

Guide Price £495,000

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OFFERING MUCH POTENTIAL, THE VICARAGE IS AN IMPOSING FOUR / FIVE BEDROOM DETACHED FAMILY HOME with over 2,500 SQ FT OF ACCOMMODATION having MASTER EN-SUITE, LARGE GARDENS of APPROXIMATELY HALF AN ACRE, SOLAR PANELS, INTEGRAL GARAGE, AMPLE OFF ROAD PARKING, located in a SEMI-RURAL LOCATION, all being offered with NO ONWARD CHAIN.

Westbury-on-Severn is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, childrens recreational clubs and a bus service to Gloucester and surrounding districts. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.



Enter the property via double glazed front door into:

ENTRANCE HALL

17'0 x 8'9 (5.18m x 2.67m)

Consumer unit, alarm control pad, double radiator, exposed beam, door to:

BOILER CUPBOARD

7'8 x 2'7 (2.34m x 0.79m)

Worcester oil-fired boiler, storage area.

LOUNGE

17'3 x 16'6 (5.26m x 5.03m)

Brick fireplace with stone hearth and inset cast iron logburner, two radiators, TV point, wall light fittings, front and side aspect windows, rear aspect French doors to patio area.

INNER HALLWAY

17'1 x 7'2 (5.21m x 2.18m)

Door to storage cupboard, single radiator, under stairs storage, turning staircase leading off. Door to integral garage.

CLOAKROOM

7'7 x 4'3 (2.31m x 1.30m)

WC, wash hand basin, single radiator, extractor fan, side aspect frosted window.

KITCHEN / BREAKFAST ROOM

19'5 x 13'2 (5.92m x 4.01m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink with mixer tap, space for dishwasher, gas top range cooker, tiled flooring, double radiator, rear aspect window and half glazed side door. Door to:

ADDITIONAL PANTRY

5'9 x 5'1 (1.75m x 1.55m)

UTILITY ROOM

7'9 x 5'9 (2.36m x 1.75m)

Plumbing for washing machine, space for tumble dryer, base and wall units, rear aspect window.





SITTING ROOM / FORMAL DINING ROOM

15'0 x 14'3 (4.57m x 4.34m)

Double radiator, rear aspect window, side aspect French doors to patio.

BEDROOM 5 / ADDITIONAL RECEPTION ROOM

12'0 x 10'0 (3.66m x 3.05m)

Double radiator, front aspect window.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Radiator, rear aspect window.

MASTER BEDROOM

14'0 x 13'2 (4.27m x 4.01m)

Built-in wardrobes, airing cupboard with single radiator and slatted shelving and storage space, telephone point, TV point, rear aspect window.

EN-SUITE

8'8 x 6'2 (2.64m x 1.88m)

Double shower cubicle accessed via sliding glazed screen with Mira shower system, WC, wash hand basin, single radiator, tiled splashbacks, shaver light point and side aspect frosted window.

BEDROOM 2

16'9 x 12'0 (5.11m x 3.66m)

Built-in wardrobes, double radiator, front and rear aspect windows.

BEDROOM 3

11'9 x 10'0 (additional over stairs wardrobe) (3.58m x 3.05m (additional over stairs wardrobe))

Over stairs built-in wardrobe, telephone point, access to roof space, front aspect window offering pleasant outlook over surrounding fields.

BEDROOM 4

13'2 x 9'9 (4.01m x 2.97m)

Built-in wardrobe, single radiator, front aspect windows with pleasant views over surrounding fields and countryside.



BATHROOM

8'8 x 6'0 (2.64m x 1.83m)

Panelled bath with built-in shower system over, wash hand basin, WC, tiled splashbacks, single radiator, side aspect frosted window.

OUTSIDE

To the front of the property, gated access to a gravelled driveway and turning area, suitable for the parking of six vehicles, leads to:

INTEGRAL GARAGE

17'9 x 13'4 (5.41m x 4.06m)

Power and lighting, accessed via double opening doors to the front.

The front gardens are laid to lawn with mature borders surrounding planted with trees, flowers, shrubs and bushes, enclosed by fencing and hedging. There is a wood store and a full width canopy walk area leading to the front door where there is outside lighting, outside water tap, gas bottle points for the cooker. To the side of the property is:

BLOCK BUILT SHED / WORKSHOP

Rear aspect window.

The gardens comprise of a large patio seating area, wildlife pond, large areas of lawn, greenhouse and vegetable garden area. The gardens are currently overgrown but offer much potential. The total plot equates to just under half an acre, is enclosed at the rear by hedging and backing onto open fields and countryside.

SERVICES

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

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: F

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.

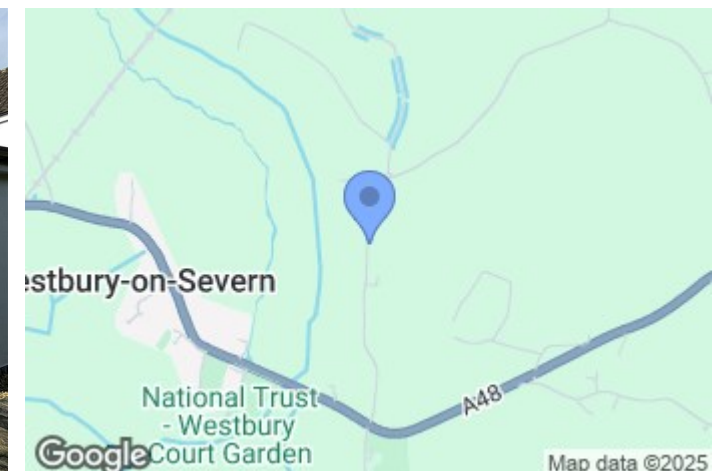
DIRECTIONS

From Gloucester, proceed along the A48 towards Chepstow passing through Minsterworth before reaching the village of Westbury-on-Severn. On passing Chaxhill take the next turning right into Grange Court, proceed along the lane. At the triangle, bear left and proceed along the lane for approximately half a mile and the property will be found on your left hand side as marked by our 'For Sale' board.

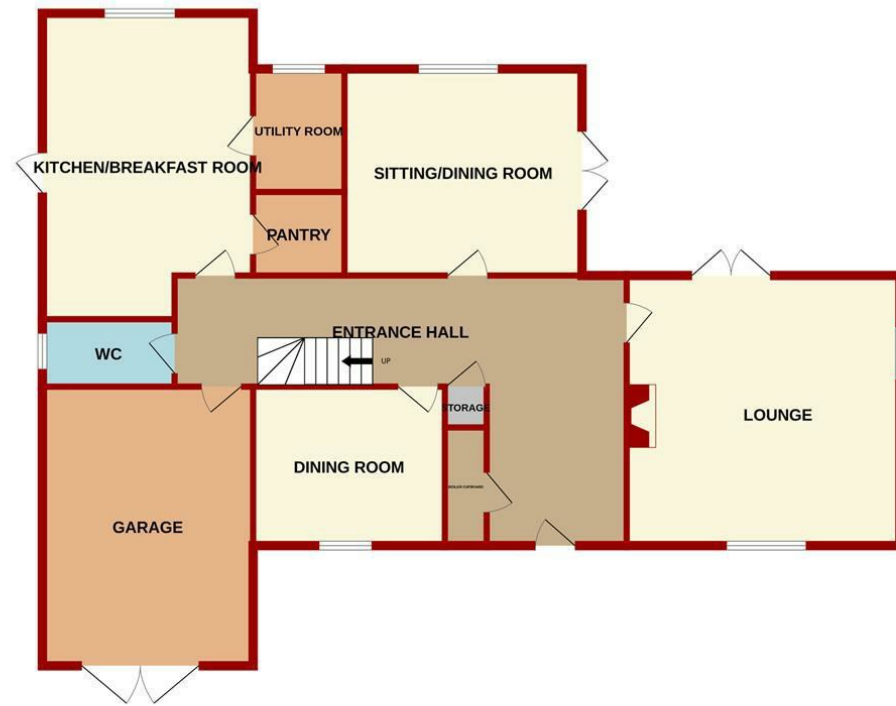
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PROPERTY SURVEYS

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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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