



The Crescent Old Lane
Kilcot, Newent GL18 1PD



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£750,000

A FOUR BEDROOM DETACHED HOME dating back to the 1650's, enjoying a **PRIVATE LOCATION AT THE END OF A TREE LINED DRIVEWAY**, having **THREE RECEPTIONS** plus **GARDEN ROOM** and **CONSERVATORY**, **CAR PORT** with **ATTACHED WORKSHOP** and **OFFICE / GAMES ROOM OVER**, **AMPLE PARKING**, **GARDENS AND GROUNDS IN EXCESS OF TWO ACRES**, situated in a **LOVELY RURAL VILLAGE LOCATION**.

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.



Entrance via part glazed wooden door into:

CONSERVATORY

20'8 x 5'10 (6.30m x 1.78m)

Wooden construction with solid base, quarry tiled flooring, overlooking the front, double doors into:

DINING ROOM

12'1 x 11'1 (3.68m x 3.38m)

Large wood burner on a quarry tiled hearth, wood effect laminate flooring, radiator, opening through to:

ENTRANCE HALL

Radiator, thumb latch door to storage cupboard, stairs to the first floor.

KITCHEN

10'1 x 9'1 (3.07m x 2.77m)

Range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap over, cooker, space for fridge / freezer, radiator, inset ceiling lights, access to loft space, front and side aspect double glazed wooden windows. Thumb latch door to:

UTILITY

9'11 x 9'1 (3.02m x 2.77m)

Quarry tiled flooring, Belfast sink with taps over, Worcester oil-fired boiler, plumbing for washing machine, space for fridge / freezer, access to loft space, rear aspect UPVC double glazed window, side aspect wooden door.

INNER HALLWAY

Coat hanging space, thumb latch door to:

WET ROOM

Low-level WC, pedestal wash hand basin, Mira shower, extractor fan, rear aspect UPVC double glazed window.

From the entrance hall, thumb latch door gives access to:





LIVING ROOM

12'0 x 10'1 (3.66m x 3.07m)

Open fire with cast iron surround, wooden mantle over, radiator, television point, front aspect double glazed wooden window, opening through to:

OFFICE / STUDY

13'6 x 11'1 (4.11m x 3.38m)

Radiator, sliding UPVC double glazed doors giving access to:

GARDEN ROOM

15'11 x 11'11 (4.85m x 3.63m)

UPVC construction, tiled flooring, wall electric heater, three sets of sliding doors all leading out to the rear garden.

From the entrance hall, thumb latch door gives access to:

BATHROOM

Suite comprising close coupled WC, pedestal wash hand basin, bath with shower attachment over, partly tiled walls, radiator, double doors to storage cupboard with shelving, rear aspect frosted UPVC double glazed window.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING

Radiator, front aspect double glazed wooden window.

BEDROOM 1

13'8 x 11'11 (4.17m x 3.63m)

Radiator, side and rear aspect double glazed wooden windows having a lovely outlook over the surrounding fields.

BEDROOM 2

12'5 x 12'1 (3.78m x 3.68m)

Radiator, side and rear aspect double glazed wooden window.

BEDROOM 3

11'1 x 11'1 (3.38m x 3.38m)

Radiator, exposed wooden flooring, door to storage cupboard with shelving and housing the hot water tank, front aspect double glazed wooden window.



BEDROOM 4

12'1 x 11'0 (3.68m x 3.35m)

Radiator, exposed wooden flooring, access to loft space, front aspect double glazed wooden window.

BATHROOM

White suite comprising close coupled WC, pedestal wash hand basin, bath with shower attachment over, radiator, extractor fan, rear aspect double glazed wooden window.

OUTSIDE

A horseshoe gravelled driveway leads to the front of the property with steps leading to the front door. To the left hand side of the driveway, there is access to:

DOUBLE CAR PORT

Part glazed wooden door gives access to:

WORKSHOP

Power and lighting. Stairs to the side of this building give access to:

GAMES ROOM / HOME OFFICE SPACE

Lawns surround the property and the mature gardens, set within just over two acres, have a pond and various seating areas, outside tap, oil tank. Access to the first paddock is via a five bar gate at the entrance to the property. There is a lovely orchard with two wooden doors to a useful outbuilding. Access is gained to the second paddock and is enclosed hedging and a babbling brook.

SERVICES

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

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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 Newent, head towards Ross-On-Wye on the B4221 for approximately two miles, passing the Kilcot public house on your right hand side. Continue along this road and on the brow of the hill, you will see Gorsley Church on your left. Turn immediately left at the church onto Stony Lane. Continue along for a short distance to the crossroads, turning right onto Old Lane. The Crescent is the third house along on the right hand side.

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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).



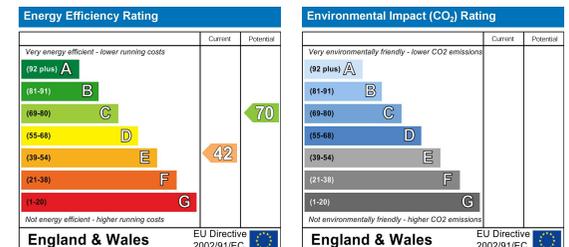
The Crescent, Old Lane Kilcot, Newent, Gloucestershire
 Approximate Gross Internal Area
 Main House = 197 Sq M/2121 Sq Ft
 Outbuilding = 67 Sq M/721 Sq Ft
 Total = 264 Sq M/2842 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

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