



**Yew Tree Cottage Birches Lane**  
**Newent GL18 1DN**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Yew Tree Cottage Birches Lane

## Newent GL18 1DN

Guide Price £599,950

**A THREE DOUBLE BEDROOM DETACHED COTTAGE having A SUPERB KITCHEN / FAMILY / DINING ROOM with WOOD BURNING STOVE, SEPARATE LOUNGE, MASTER EN-SUITE, SUMMER HOUSE with PLANNING PERMISSION TO CREATE A ONE BEDROOM DETACHED ANNEXE, LARGE OUTBUILDING IDEAL FOR MULTITUDE OF USES, situated along a COUNTRY LANE on the OUTSKIRTS OF THE HISTORIC MARKET TOWN OF NEWENT.**

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.



Entrance via double glazed composite door with UPVC double glazed side panel into:

### ENTRANCE HALL

Wall mounted radiator, house alarm panel, inset ceiling lights, solid wooden door into:

### CLOAKROOM / UTILITY

Close coupled WC, wall mounted wash hand basin, partly tiled walls, space for washing machine, space for dryer, Quartz worktops, wall mounted units, inset ceiling lights, wall mounted heated towel rail, rear aspect UPVC frosted double glazed window.

Solid wooden door into:

### KITCHEN / DINING / FAMILY ROOM

29'5 x 17'0 (8.97m x 5.18m)

A range of base, wall and drawer mounted units, Quartz worktops, two built-in ovens (hide and slide), built-in microwave, built-in dishwasher, large centre island with seating and storage, five ring hob with extractor fan above, one and a half bowl sink unit with mixer tap over, space for large American Style fridge / freezer, inset ceiling lights, space for large table and chairs, wood burning stove with tiled surround, bespoke under stairs dog / storage cupboard, wooden door giving access to further cupboard, stairs to the first floor, rear aspect UPVC double glazed window with shutter, two front aspect UPVC double glazed windows with shutters, rear aspect UPVC double glazed door. Solid wooden door into:

### LIVING ROOM

23'2 x 10'8 (7.06m x 3.25m)

Inset ceiling lights, front aspect UPVC double glazed doors, side aspect, front and rear aspect UPVC double glazed windows with shutters.

FROM THE KITCHEN / DINING / FAMILY ROOM, STAIRS LEAD TO THE FIRST FLOOR.







## LANDING

Radiator, access to loft space, inset ceiling lights, double solid wooden doors giving access to a good sized airing cupboard with slatted shelving and radiator, rear aspect UPVC double glazed window.

## MASTER BEDROOM

**13'5 x 10'9 (4.09m x 3.28m)**

Further access to loft space, inset ceiling light, two double wardrobes with shelving, wooden door giving access to:

## EN-SUITE

Large walk-in shower with rainfall head, wall mounted wash hand basin, low-level WC, wall mounted heated towel rail, fully tiled walls, tiled flooring, inset ceiling lights, rear aspect Velux roof light.

## BEDROOM 2

**15'0 x 8'5 (4.57m x 2.57m)**

Radiator, television point, inset ceiling light, side aspect UPVC double glazed window.

## BEDROOM 3

**15'0 x 8'4 (4.57m x 2.54m)**

Radiator, inset ceiling lights. Archway giving access to a good sized storage area (restricted head height) / children's playroom, front aspect UPVC double glazed window.

## BATHROOM

Large corner shower, freestanding bath with mixer taps over and shower head, pedestal wash hand basin, close coupled WC, wall mounted heated towel rail, fully tiled walls, tiled flooring, wooden door giving access to good sized storage cupboard with shelving, front aspect frosted UPVC double glazed window.

## OUTSIDE

The main driveway comes off the lane onto a gravelled parking area, suitable for the parking of several vehicles. A paved area leads to the front door. Gates to either side of the property, lead up to a lawned area, with further steps leading up to:



## SUMMER HOUSE

26'10" x 11'9" (8.2 x 3.6)

Accessed via UPVC double glazed door, part kitchen and sitting area, rear aspect UPVC double glazed windows with a further room.

The summer house has planning to be converted into a one bedroom annexe, see Forest of Dean website, planning reference P0814/24/FUL.

To the rear of the garden, there are large outbuildings, ideal for storage or running a business from home. The LARGE OUTBUILDING measures 53'1" x 21'7", has power and lighting, an up and over door to one end and to the other, access is via double doors. The outbuilding has planning permission for a large solar array on the roof. At this end of the garden, there are also separate five bar double gates for access. The whole plot amounts to one third of an acre and are all enclosed by hedging and fencing.

## AGENT'S NOTE

The property benefits from having a ceiling audio system throughout.

## SERVICES

Mains water, electric and drainage. 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: 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

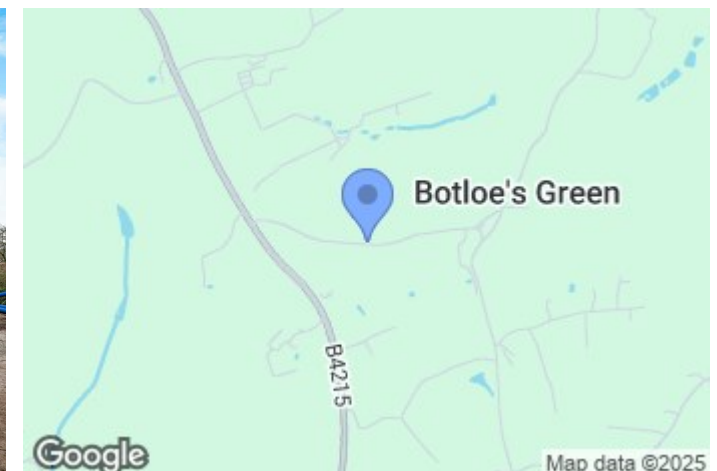
From the office, proceed out of town on High Street, heading straight over at the traffic lights towards Ledbury on the B4215. Proceed along this road, passing the two garden centres on the right hand side. Take the next right hand turning onto Birches Lane just before the Three Choirs Vineyard and the property can be found along on the 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.





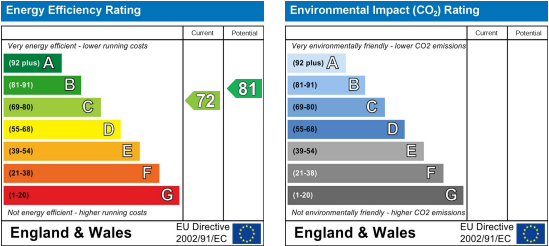
Yew Tree Cottage, Birches Lane, Newent, Gloucestershire  
Approximate Gross Internal Area  
154 Sq M/1658 Sq Ft



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.







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