



Lime Grove Edens Hill
Upleadon, Newent GL18 1EE



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £895,000

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A THREE DOUBLE BEDROOM DETACHED BUNGALOW having MASTER EN-SUITE, with a RANGE OF OUTBUILDINGS TO INCLUDE POLE BARN, TRACTOR SHED, EXTERNAL OFFICE, situated within TWO ACRES OF MATURE GARDENS, FURTHER 19 ACRES OF SSSI WOODLAND, situated in an IDYLIC LOCATION SURROUNDED BY COUNTRYSIDE.

Upleadon is approximately 2-3 miles from Newent which offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres and a Local Library. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas.

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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.





Fully glazed double glazed doors lead through to:

CONSERVATORY

25'8 x 13'0 max (7.82m x 3.96m max)

Tiled flooring, bi-fold doors to the front aspect overlooking the gardens. Fully glazed door through to:

ENTRANCE HALL (L SHAPED)

14'2 x 14'2 (4.32m x 4.32m)

Double radiator, airing cupboard with hot water tank and slatted shelving. Fully glazed door through to:

LOUNGE

15'11 x 13'10 (4.85m x 4.22m)

Fireplace with inset wood burning stove, raised tiled hearth, double radiator, double glazed sliding patio doors through to the conservatory, side aspect window with a private outlook over the gardens.

DINING ROOM

16'0 x 10'10 (4.88m x 3.30m)

Double radiator, south facing side aspect window with outlook over the gardens.

KITCHEN

12'6 x 11'4 (3.81m x 3.45m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, double radiator, serving hatch to the dining room, fitted cooker hood, west facing rear aspect window with a private outlook over the grounds. Stable door gives access through to:

UTILITY

11'0 x 8'8 (3.35m x 2.64m)

Plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, fitted base units, tiled flooring, part glazed door through to the rear, half glazed door through to the side which leads to small covered open fronted storage area, windows overlooking the gardens.

BEDROOM 1

13'3 x 12'9 (4.04m x 3.89m)

Double radiator, fitted double wardrobe with hanging rail, front and side aspect windows with a lovely outlook over the gardens. Door to:



EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, vanity wash hand basin, double radiator, access to roof space, front and side aspect frosted windows.

BEDROOM 2

12'10 x 9'11 (3.91m x 3.02m)

Fitted wardrobes with hanging rail and shelving, double radiator, rear aspect window overlooking the gardens.

BEDROOM 3

9'10 x 8'5 (3.00m x 2.57m)

Double radiator, (access to substantial insulated and fully boarded loft space via loft ladder, lighting, ideal for conversion subject to the necessary planning permission), front aspect window.

BATHROOM

White suite comprising bath with tiled surround, shower over, vanity wash hand basin with cupboards below, fully tiled walls, close coupled WC, further built-in cupboards, heated towel rail, rear aspect frosted window.

OUTSIDE

From the lane, a five bar gate gives access to a long tarmac driveway which leads through to a parking and turning area, suitable for the parking of several vehicles. This then leads to a substantial range of outbuildings to include:

DETACHED BRICK BUILT OUTBUILDING

27'0 x 22'10 overall (8.23m x 6.96m overall)

Comprising two single garages, a workshop and small stores to the rear, power and lighting.

THREE BAY OPEN FRONTED POLE BARN

30'0 x 21'6 (9.14m x 6.55m)

Newly built, with concrete base, ample power and storm lighting.

GARDEN TOILET

Situated to the side of the garden.

DETACHED WORK ROOM / OFFICE

27'0 x 9'6 (8.23m x 2.90m)

Brick built, UPVC double glazed, patio doors onto the garden.

POLY TUNNEL AND GREENHOUSE

OPEN FRONTED GARAGE / WORKSHOP

29'0 x 19'6 (8.84m x 5.94m)

Power and lighting, windows.

LEAN TO LOG STORES







OUTSIDE CONTINUED

The property is set within approximately two acres of gardens which are south and west facing with various lawned areas, raised paved patio areas, lots of mature shrubs, bushes and trees etc. A long terraced pathway to the front, has steps down onto the front lawned area. There are lots of rain water storage tanks within the garden.

There is a separate five bar gated access from the lane which leads through into the old wood yard where there is a small outbuilding which continues to the main area of land which is SSSI woodland.

A five bar gate from the gardens also leads through to the SSSI mixed woodland with small leafed Lime, Seisal oak, Service trees, Silver Birch plus many more.

The whole plot amounts to approximately 21 acres and there are no public footpaths through the land or the woodland.

AGENT'S NOTE

The SSSI was designated in 1996 due to it being a rare type of Calcareous woodland.

There is a registered bat roost in the attic.

All the trees in the garden and the woodland have TPO's on them.

SERVICES

Mains water and electricity, septic tank, air source heat pump.

Solar panels are owned by the property and earn approximately £170 per annum.

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:
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

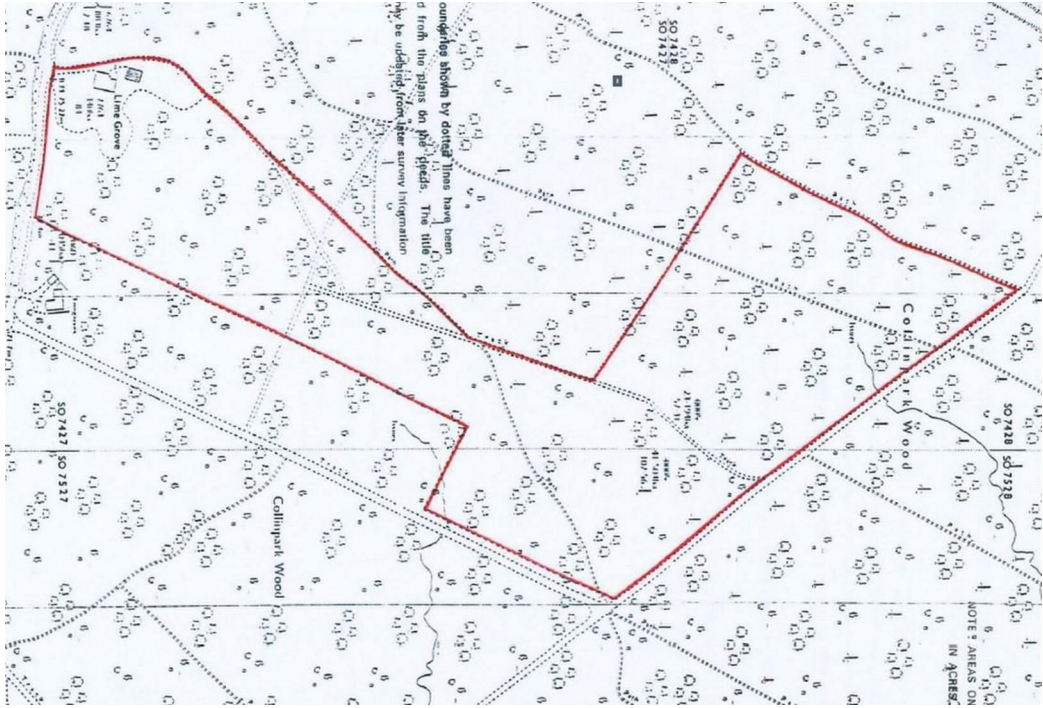
From Newent, proceed on the Dymock Road turning right just after the fire station onto Tewkesbury Road. Follow this road all the way to Upleadon cross roads, Turn left up the hill towards Brand Green, where the property can be located on the right hand side, as indicated by our 'For Sale' board.

PROPERTY SURVEYS

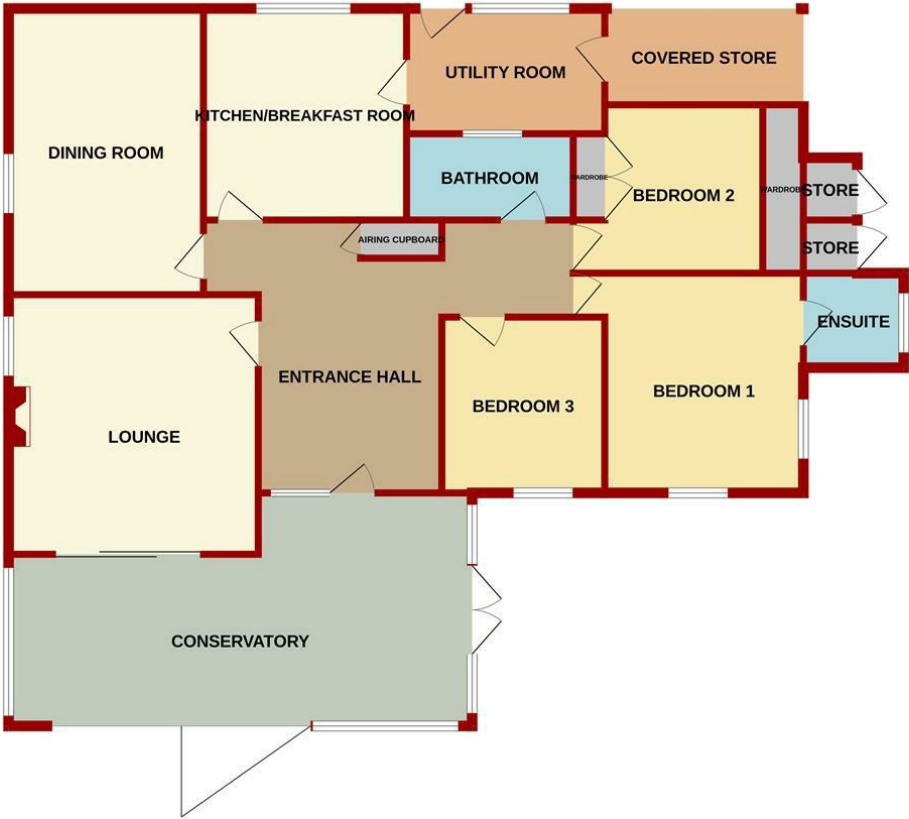
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





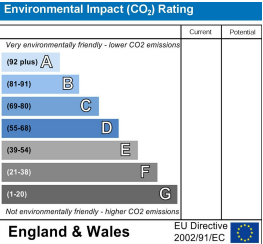
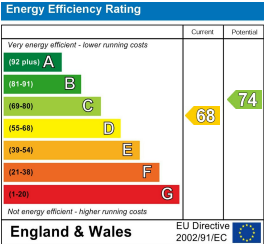


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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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