



**Crouden Rise**  
**Westbury-On-Severn GL14 1PL**

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



## Guide Price £395,000

A DECEPTIVELY SPACIOUS and RARELY AVAILABLE TWO DOUBLE BEDROOM LARGELY EXTENDED DETACHED BUNGALOW, EN-SUITE TO MASTER, SUN ROOM, LOVELY MATURE PLOT APPROACHING QUARTER OF AN ACRE, DOUBLE GARAGE, AMPLE PARKING, STUNNING VIEWS TO THE FRONT OVER SURROUNDING FIELDS AND FARMLAND.

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.







Entrance via part glazed door through to:

### ENTRANCE HALL

15'2 x 5'7 minimum (4.62m x 1.70m minimum)

Double radiator. Fully glazed door through to:

### LOUNGE

17'11 x 11'11 (5.46m x 3.63m)

Stone fireplace with inset living flame gas fire, double radiator, front aspect window with an outlook over the gardens and lovely views over the fields and farmland beyond. Fully glazed double doors through to:

### SUN ROOM

14'11 x 11'11 (4.55m x 3.63m)

UPVC double glazed with fully glazed French doors to the front where there is a small decked area with a lovely outlook over beautiful views of the countryside.

### KITCHEN / BREAKFAST ROOM

12'3 x 9'11 (3.73m x 3.02m)

One and a half bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, electric double oven, four ring hob, cooker hood above, plumbing for dishwasher, airing cupboard housing the LPG central heating and domestic hot water boiler and shelving, laminate flooring, double radiator, rear aspect window. Fully glazed door through to:

### UTILITY

13'2 x 4'9 (4.01m x 1.45m)

Plumbing for washing machine, space for tumble dryer, space for American style fridge, cupboards, side aspect window, part glazed frosted door through to the rear.

### BEDROOM 1

21'3 x 9'11 (6.48m x 3.02m)

Two fitted double wardrobes with hanging rail and shelving, dressing table, drawers etc., front and rear aspect windows with the front aspect having a lovely outlook. Door to:

### EN-SUITE SHOWER ROOM

7'0 x 5'0 (2.13m x 1.52m)

Fitted double shower cubicle, shower, tiled surround, vanity wash hand basin, cupboards below, tiled splashback, close coupled WC, single radiator, tiled walls and flooring, rear aspect frosted window.

### BEDROOM 2

12'11 x 10'5 (3.94m x 3.18m)

Fitted triple wardrobes with various hanging rails and shelving, single radiator, front aspect window with a lovely unspoilt outlook over surrounding fields and farmland.

### BATHROOM

8'4 x 6'10 (2.54m x 2.08m)

Coloured suite comprising corner bath, shower attachment over, close coupled WC, vanity wash hand basin, cupboards below, bidet, single radiator, access to roof space, side aspect frosted window.

### OUTSIDE

From the lane, a block paved driveway with parking and turning area, suitable for the parking of several vehicles, leads to:

### DETACHED DOUBLE GARAGE

19'5 x 18'3 (5.92m x 5.56m)

Accessed via two single up and over doors. One of the doors is electric. Power and lighting, two side aspect windows.

To the front of the property, a pathway leads to the front door. There is a raised paved patio area on the southerly side with lawned areas, various interspersed flower beds and borders, shrubs, bushes and trees, outside lighting, lawned areas, gravelled garden areas, lighting, gated side access to former driveway (which the property still has access over). From here, you have a lovely unspoilt outlook over surrounding fields and farmland. Access can be gained via either side of the property to the rear, where there is a further paved patio area and pathway, flower border with shrubs and bushes, outside lighting, outside tap. The garden backs onto open farmland.

### WORKSHOP

15'2 x 11'8 (4.62m x 3.35m)

Concrete base, side aspect window.

### SERVICES

Mains water, electricity and drainage. LPG 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: E  
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

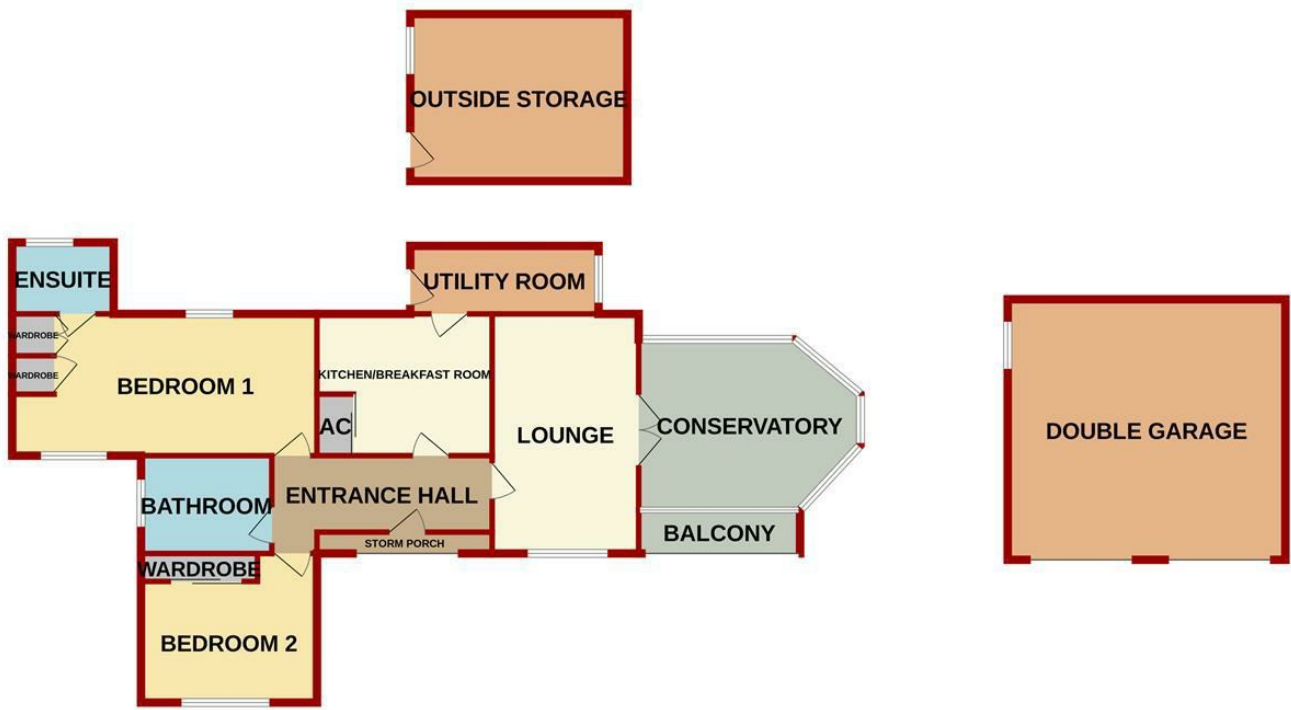
From our Newent office, proceed out and along Culver Street until reaching the village of Huntley. Turn right onto the A40 towards Ross-on-Wye, taking the first left onto the A4136 towards Mitcheldean. Proceed along this road for a short distance, turning left signposted to Blaisdon. Continue along, turning left at the T-junction towards Westbury-on-Severn, then left again towards Northwood Green. Proceed through and out to the other side of Northwood Green, past the turning right to Westbury-On-Severn. Proceed further along another 100 yards and the bungalow will be found on your left hand side, as indicated by our 'For Sale' board.

### PROPERTY SURVEYS

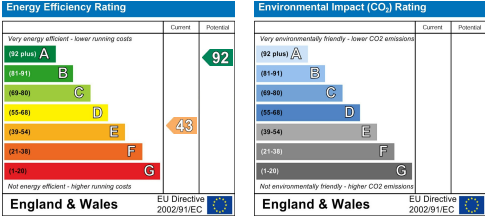
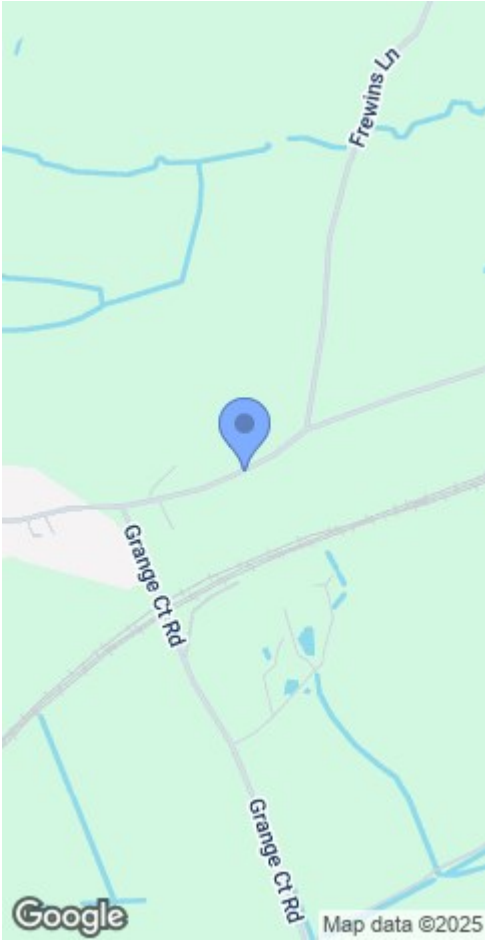
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



# GROUND FLOOR



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