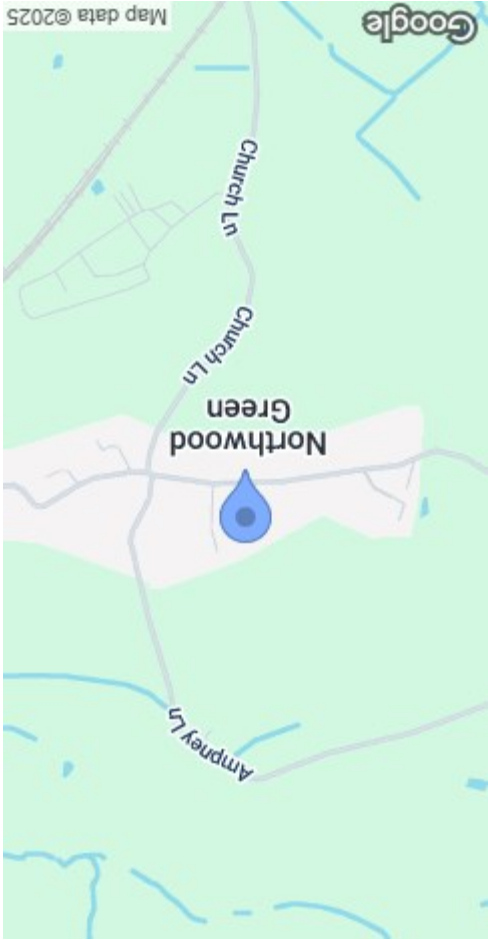


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
Very energy efficient - low running costs	A
Energy efficient - low running costs	B
Decent energy efficiency - low running costs	C
Decent energy efficiency - low running costs	D
Decent energy efficiency - low running costs	E
Decent energy efficiency - low running costs	F
Decent energy efficiency - low running costs	G
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Decent energy efficiency - low running costs	V
Decent energy efficiency - low running costs	W
Decent energy efficiency - low running costs	X
Decent energy efficiency - low running costs	Y
Decent energy efficiency - low running costs	Z

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Decent energy efficiency - low running costs	Z



Penage  
Northwood Green, Westbury-On-Severn GL14  
1NA



Guide Price £545,000

An INDIVIDUAL FOUR DOUBLE BEDROOM DETACHED PROPERTY built in the 1980's, having ONE CAREFUL OWNER, TWO SPACIOUS RECEPTIONS, MASTER EN-SUITE, WRAP AROUND GARDENS with a SOUTHERLY FACING REAR GARDEN, DOUBLE GARAGE and AMPLE PARKING, LOVELY VIEWS OVER THE SURROUNDING FIELDS AND FARMLAND.

The property is situated in Northwood Green which has a village hall, church and public house and is only a short distance away from Westbury-on-Severn which is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a church, junior school, doctor and dental surgeries, sports clubs, childrens recreational clubs and a bus service to Gloucester where many comprehensive facilities can be found 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 UPVC door through to:

**ENTRANCE HALL**  
Single radiator, side aspect window. Door to:

**INNER HALL**  
Single radiator, under stairs storage cupboard, stairs to the first floor.

**CLOAKROOM**  
Close coupled WC, wash hand basin, tiled splashback, single radiator, front aspect frosted window.

**LIVING ROOM**  
23'4 x 11'5 (7.11m x 3.48m)  
Open fireplace with raised tiled hearth, wooden surround, two double radiators, front aspect window with a private outlook, double glazed sliding patio doors through to the southerly facing rear garden, having a superb unspoilt outlook over surrounding fields and farmland.

**DINING / SUN ROOM**  
19'2 x 10'5 (5.84m x 3.18m)  
Single radiator, electric panel heater, large picture window to the southerly aspect with superb views over surrounding fields and farmland, side aspect window, fully glazed French doors through to the rear patio.

**KITCHEN / BREAKFAST ROOM**  
20'3 x 9'0 (6.17m x 2.74m)  
One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, built-in electric oven and grill, four ring hob over, cooker hood above, integrated fridge / freezer, integrated dishwasher, plumbing for washing machine, breakfast bar, two double radiators, large open serving hatch to the dining room, cupboard housing the gas-fired central heating and domestic hot water boiler (fitted in 2018), rear aspect window with a southerly facing aspect and a superb outlook, front aspect window overlooking the gardens, part glazed frosted UPVC door through to the side.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

**LANDING**  
Airing cupboard with single radiator and slatted shelving, access to insulated roof space via loft ladder which is part boarded and has a light.

**BEDROOM 1**  
14'3 x 11'5 (4.34m x 3.48m)  
Single radiator, large built-in double wardrobe accessed via concertina doors, hanging rail and shelving, rear aspect window with a southerly facing outlook over fields and farmland. Door to:

**EN-SUITE SHOWER ROOM**  
Fitted shower cubicle and tray, shower, tiled surround, wash hand basin with tiled splashback, close coupled WC, heated towel rail, extractor fan.

**BEDROOM 2**  
11'5 x 11'5 (3.48m x 3.48m)  
Single radiator, built-in double wardrobe with hanging rail and shelving, front aspect window with a pleasant country outlook.

**BEDROOM 3**  
11'10 x 9'7 (3.61m x 2.92m)  
Single radiator, built-in cupboard over the stairs, fitted shelving, front aspect window.

**BEDROOM 4**  
12'3 x 10'6 (3.73m x 3.20m)  
Single radiator, fitted triple wardrobe via sliding doors, hanging rail and shelving, rear aspect window with superb southerly facing outlook over the fields.

**BATHROOM**  
Coloured suite comprising bath with tiled surround, pedestal wash hand basin and tiled splashback, close coupled WC, single radiator, rear aspect frosted window.

**OUTSIDE**  
From the lane, a sweeping tarmac driveway, suitable for the parking of several vehicles, with parking and turning area, leads to:

**DETACHED DOUBLE GARAGE**  
23'7 x 18'6 (7.19m x 5.64m)  
Accessed via two up and over doors, power and lighting, eaves storage space, two personal doors through to the gardens, rear aspect window.

To the front of the property, a pathway leads to the front door. To the front, there are lawned areas with various shrubs and outside lighting. There is access to either side of the property; one having a lean-to greenhouse, leading to the rear garden where there is a good sized paved patio area, outside lighting, outside tap, good-sized lawned area, flower borders with various flowers and shrubs, fencing surround and a superb unspoilt southerly facing outlook onto surrounding fields and farmland.

**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: 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 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. The property is the first house on your right hand side, after the farm entrance, as indicated by our 'For Sale' board.

**AWAITING VENDOR APPROVAL**  
These details are yet to be approved by the vendor. Please contact the office for verified details.