



Brookfield Culver Street
Newent GL18 1JA

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

Brookfield Culver Street

Newent GL18 1JA

Guide Price £635,000

A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME having FOUR EN-SUITES, situated OVER THREE STOREYS in GOOD ORDER THROUGHOUT, offering FLEXIBLE ACCOMMODATION, SUN ROOM, MATURE WESTERLY FACING GARDENS AND GROUND of JUST OVER ONE THIRD OF AN ACRE WITH BABBLING BROOK RUNNING THROUGH, SUBSTANTIAL DOUBLE GARAGE/WORKSHOP, AMPLE PARKING, SURROUNDED BY COUNTRYSIDE yet being CLOSE TO THE CENTRE OF THE BEAUTIFUL 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 half glazed frosted door through to:

ENTRANCE HALL

Tiled flooring with under floor heating, under stairs storage cupboard housing the gas-fired central heating and domestic hot water boiler, side aspect window.

CLOAKROOM

White suite comprising close coupled WC, vanity wash hand basin, cupboards below, tiled floor with under floor heating.

LIVING ROOM

13'7 x 12'9 (4.14m x 3.89m)

Stone fireplace with inset living flame gas fire, under floor heating, front aspect bay window overlooking the gardens.

STUDY

8'0 x 6'4 (2.44m x 1.93m)

Under floor heating, side aspect window.

KITCHEN / DINING ROOM

19'1 x 11'8 (5.82m x 3.56m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, breakfast island with drawers below, integrated NEFF electric oven with combi microwave oven over, four ring ceramic NEFF induction hob with built-in cooker hood above, integrated dishwasher, tiled flooring with under floor heating, rear aspect window with a lovely private outlook over the gardens. Opening through to:

SUN ROOM

13'9 x 12'11 (4.19m x 3.94m)

Westerly facing, tiled flooring, lovely picture window to the rear overlooking the gardens and onto mature trees beyond, fully glazed French doors through to the patio.

UTILITY

6'1 x 5'3 (1.85m x 1.60m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, tiled flooring with under floor heating, plumbing for washing machine, vent for tumble dryer, half glazed frosted door through to the side aspect.

Covered store area, with shelving, door to large walk-in larder with power and lighting, shelving, ideal for freezer and cool store etc.





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

LANDING

Airing cupboard with hot water tank, under stairs cupboard, radiator, side aspect window.

MASTER BEDROOM

13'7 x 13'0 (4.14m x 3.96m)

Radiator, two sets of double wardrobes with hanging rail and shelving, front aspect window. Door to:

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, wash hand basin, tiled splashback, heated towel rail, front aspect window.

BEDROOM 2

13'7 x 10'3 (4.14m x 3.12m)

Fitted double wardrobe with hanging rail and shelving, single radiator, two rear aspect windows with a lovely outlook over the gardens and ground.

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, wash hand basin, tiled splashback, heated towel rail, side aspect window.

FROM THE FIRST FLOOR LANDING, A FURTHER STAIRWAY GIVES ACCESS TO THE SECOND FLOOR.

LANDING

Built-in cupboard with shelving, two side aspect roof lights.

BEDROOM 3

11'1 x 10'4 (3.38m x 3.15m)

Two built-in double wardrobes with hanging rail, single radiator, front aspect window. Door to:

EN-SUITE BATHROOM

White suite comprising bath with shower attachment over, tiled surround, vanity wash hand basin with cupboards below, tiled splashback, close coupled WC, heated towel rail, side aspect roof light.

BEDROOM 4

11'1 x 9'7 (3.38m x 2.92m)

Two built-in double wardrobes with hanging rail, single radiator, westerly facing rear aspect window overlooking the gardens, grounds and mature trees.



EN-SUITE

Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin with cupboards below, tiled splashback, close coupled WC, heated towel rail, side aspect roof light.

OUTSIDE

A shared tarmac driveway leads through to:

SUBSTANTIAL DOUBLE GARAGE / WORKSHOP

24'4 x 18'11 (7.42m x 5.77m)

Accessed via electric roller shutter door, power and lighting, shelving, eaves storage space.

Parking and turning area, suitable for several vehicles, hardstanding for caravan etc.

To the front of the property, there is a further block paved parking area, flower borders surround, various flower and shrubs, outside lighting, access through to enclosed bin store. A gated side access leads through to an enclosed westerly facing rear garden with paved patio area, lawned area, flower borders surround, shrubs and flowers, outside lighting, outside tap, external power point, walling and fencing surround.

From the parking area, steps lead down to the main area of land with various raised beds, flower borders, cultivated vegetable produce area, two greenhouses, further steps lead to large lawned area with various small trees, small stream running through with bridge over, to a further area of garden / orchard, all having natural hedging and post and rail fencing surround. The gardens and ground measure in excess of one third of an acre and have a lovely countryside feel.

SERVICES

Mains water, electricity, gas and drainage.

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, proceed up Culver Street and the property will be found half way up on the right hand side.

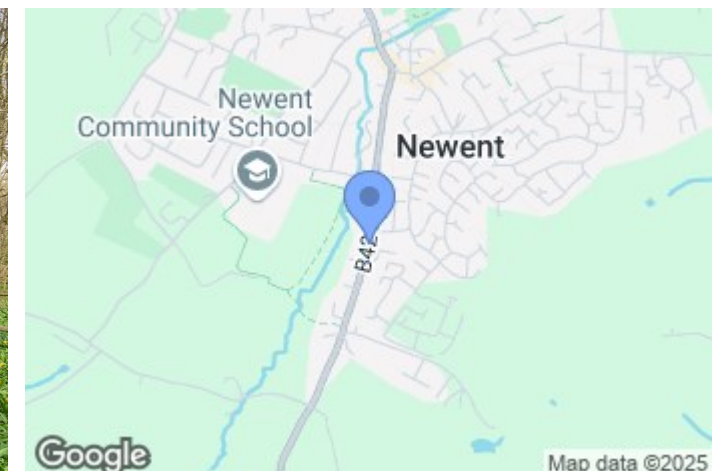
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PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

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



Brookfield, Culver Street, Newent, Gloucestershire
Approximate Gross Internal Area
Main House = 188 Sq M/2024 Sq Ft
Garage/Workshop = 43 Sq M/463 Sq Ft
Total = 231 Sq M/2487 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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