



Willow Cottage
Newent GL18 1HD

Willow Cottage

£449,500

Newent GL18 1HD

A FOUR BEDROOM DETACHED COUNTRY COTTAGE situated on the EDGE OF NEWENT, GOOD SIZED SPACIOUS AND FLEXIBLE ACCOMMODATION, DETACHED GARAGE and WORKSHOP, NEW AIR SOURCE HEATING AND SOLAR PANELS.

Newent 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 UPVC door into:

LARGE ENTRANCE PORCH

11'8 x 4'6 (3.56m x 1.37m)

Tiled flooring, front aspect window overlooking the front of the property. Fully glazed door through to:

ENTRANCE HALL

18'7 x 8'3 (5.66m x 2.51m)

Solid timber flooring with under floor heating, two double radiators, under stairs storage space.

CLOAKROOM

White suite comprising close coupled WC, vanity wash hand basin, cupboards below, fully tiled walls and floor.

LOUNGE

18'2 x 12'0 (5.54m x 3.66m)

Original fireplace with inset wood burning stove, raised tiled hearth, solid wood beam over, two double radiators, front and side aspect windows with the front aspect having a lovely outlook towards May Hill, double glazed French doors through to:

SUN ROOM

21'11 x 8'4 (6.68m x 2.54m)

Solid timber flooring, hot water tank, two double radiators, lovely private outlook over the gardens, fully glazed doors through to the rear patio.

FAMILY / KITCHEN / DINING ROOM

28'3 x 9'7 (8.61m x 2.92m)

Single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted AEG coffee machine (not tested), NEFF steam oven over, integrated electric double oven, plate warmer below, four ring ceramic hob, space for American style fridge / freezer, plumbing for dishwasher, plumbing for washing machine, two double radiators, tiled floor with under floor heating, front, side and rear aspect windows with the front aspect having a lovely outlook towards May Hill.

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





LANDING

Double radiator, two separate accesses (one via loft ladder) to the roof space, which is newly insulated, two front aspect windows.

MASTER BEDROOM

16'1 x 11'11 (4.90m x 3.63m)

Range of built-in cupboards and wardrobes with various hanging rail and shelving, drawers etc., double radiator, front and side aspect windows with a lovely outlook over surrounding fields and farmland towards May Hill. Door to:

EN-SUITE BATHROOM

White suite comprising fitted corner bath, tiled surround, vanity wash hand basin with cupboard below, close coupled WC, heated towel rail, rear aspect Velux roof light.

BEDROOM 2

13'0 x 9'9 (3.96m x 2.97m)

Two built-in double wardrobes with hanging rail and shelving, double radiator, rear aspect window with a private outlook over the gardens onto fields surrounding.

BEDROOM 3 (L SHAPED)

9'9 x 9'5 (2.97m x 2.87m)

Single radiator, front aspect window with a lovely outlook over fields towards May Hill.

BEDROOM 4 / OFFICE

6'5 x 5'1 (1.96m x 1.55m)

Double radiator, side aspect window.

SHOWER ROOM

7'6 x 4'7 (2.29m x 1.40m)

Open shower, fully tiled surround, close coupled WC, vanity wash hand basin with cupboard below, double radiator, fully tiled walls and flooring, rear aspect Velux roof light.

OUTSIDE

Access is gained through to the front of the property where there is a gravelled parking and turning area, suitable for the parking of several vehicles, caravan, boat etc., small storage shed, borders and hedging surrounding, outside lighting to the front. The driveway leads down the side of the property through to the rear where there is a concrete hardstanding, suitable for the parking of further vehicles, which leads through to:

DETACHED GARAGE

19'5 x 15'4 (5.92m x 4.67m)

Accessed via double timber doors, power and lighting, side and rear aspect windows. There is also a fully floored loft space with racking, front aspect window. Opening to:

WORKSHOP

19'5 x 6'9 (5.92m x 2.06m)

Power and lighting, insulated roof (could be used as an outdoor office), windows to the side overlooking the gardens, fully glazed French doors to the front.

GARDEN

The garden to the rear has a large paved patio area running the full length of the house, patio pergola with established and productive grape vine over, good sized lawned area, flower borders surrounding with various shrubs and bushes, apple tree, pear tree, outside lighting, outside tap, overlooking surrounding fields, gated rear access leading through to Newent Town Football Club (if required), gated side access to the lane.

AGENT'S NOTE

The solar panels will reduce the cost of your electricity. The current vendors have yet to sign up to a feed-in tariff.

SERVICES

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

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

The vendors have Gigaclear at the property.

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 Newent, proceed along the B4215 towards Gloucester for approximately one and a half miles, where the property can be found on the left hand side, a short distance before The Malswick Inn as marked by our 'For Sale' board.

PROPERTY SURVEYS

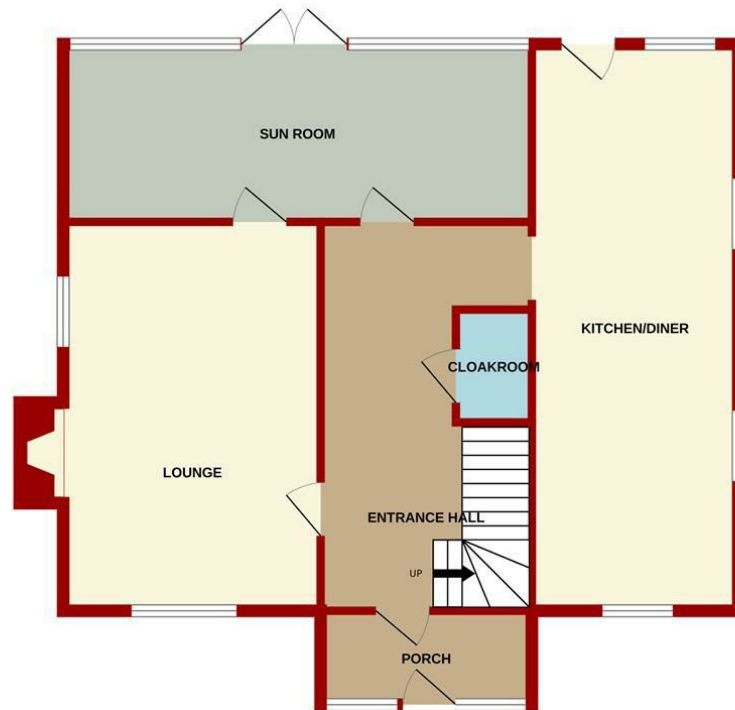
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

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



GROUND FLOOR



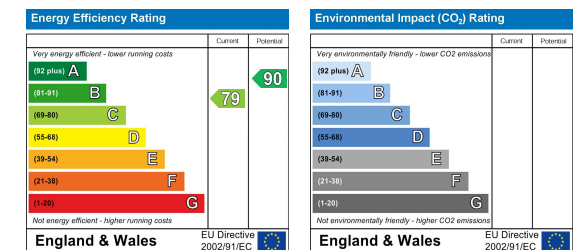
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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.





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys