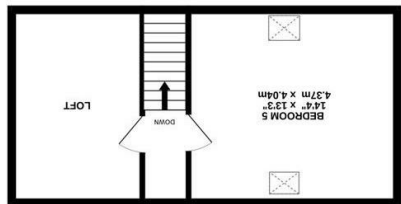
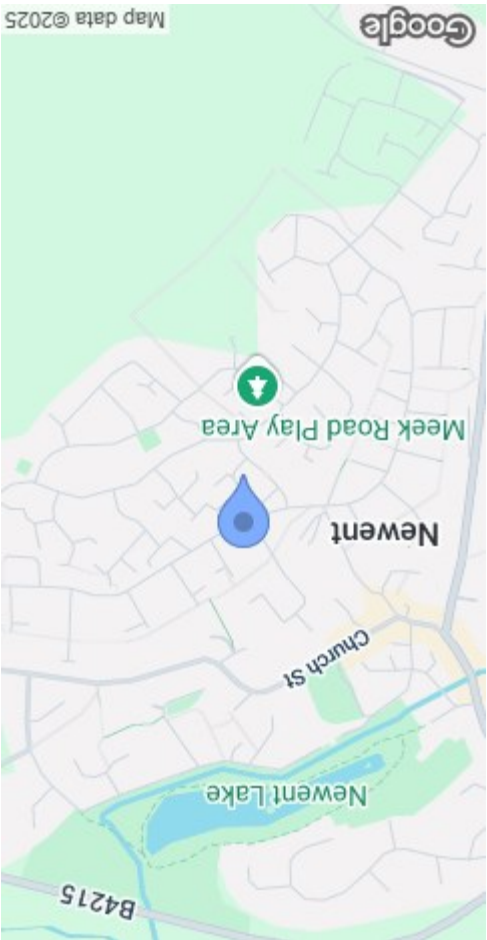


MISREPRESENTATION DISCLAIMER

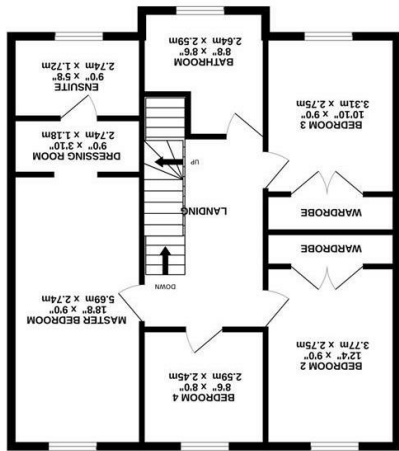
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information 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	2020/19/EC	England & Wales	2020/19/EC	England & Wales
Very Energy Efficient (A+)	92-100	92-100	92-100	92-100
Very Energy Efficient (A)	81-91	81-91	81-91	81-91
Good (B)	69-80	69-80	69-80	69-80
Good (C)	55-68	55-68	55-68	55-68
Good (D)	40-54	40-54	40-54	40-54
Good (E)	29-39	29-39	29-39	29-39
Good (F)	23-28	23-28	23-28	23-28
Good (G)	1-22	1-22	1-22	1-22

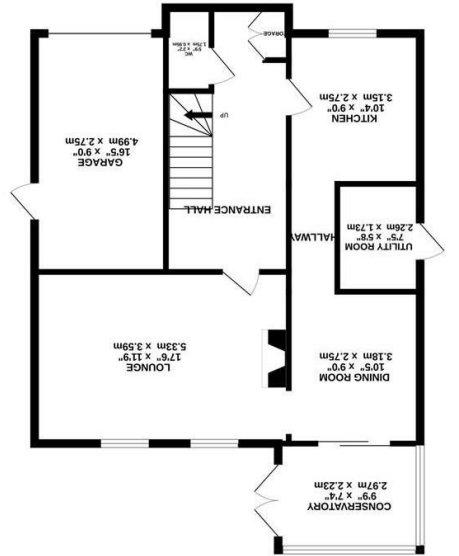
TOTAL FLOOR AREA: 1939 sq.ft. (180.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.7 sq.m.) approx.



GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



13 Pippin Close
Newent GL18 1TW

£367,500

A SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME set over THREE STOREYS with EN-SUITE TO MASTER BEDROOM, RE-FITTED KITCHEN AND BATHROOM, CONSERVATORY, LOW MAINTENANCE REAR GARDENS, GARAGE and OFF ROAD PARKING, only a SHORT WALKING DISTANCE TO THE TOWN CENTRE.

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.



Enter the property via double glazed door into:

ENTRANCE HALL

Double doors to shoe and coat storage cupboard, single radiator, under stairs storage cupboard, turning staircase leading off.

CLOAKROOM

WC, wash hand basin, single radiator.

KITCHEN

10'4 x 9'0 (3.15m x 2.74m)

Refitted kitchen to comprise range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl sink unit, integrated CDA oven with four ring gas hob and extractor fan over, integrated fridge / freezer, integrated dishwasher, built-in wine rack, slate floor, single radiator, front aspect window.

INNER HALLWAY AREA

Double doors to pantry cupboard. Door to:

UTILITY ROOM

9'2 x 5'9 (2.79m x 1.75m)

Built-in units with slate tiled flooring, plumbing for washing machine, single radiator, half glazed side door. Arch opening through to:

DINING ROOM

10'6 x 9'0 (3.20m x 2.74m)

Single radiator, rear aspect sliding doors into:

CONSERVATORY

9'8 x 7'3 (2.95m x 2.21m)

Lower brick, upper UPVC double glazed construction with polycarbonate roof with power points, side aspect French doors to decking and gardens. Arched opening through to:

LOUNGE

17'5 x 11'8 (5.31m x 3.56m)

Alternatively accessed from the entrance hall, living flame gas fire, TV and telephone point, two radiators, two rear aspect windows overlooking the gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Double doors to airing cupboard with slatted shelving and storage space, double doors to further built-in storage cupboard with turning staircase leading to the second floor.

MASTER BEDROOM

18'9 x 9'3 (5.72m x 2.82m)

Telephone points, single radiator, rear aspect window. Arched opening to dressing area with 'his' and 'her's' triple wardrobes. Door leading to:

EN-SUITE BATHROOM

Panelled bath with central mixer tap, WC, vanity wash hand basin with mixer tap and cupboard below, shower cubicle and inset shower system, tiled flooring, tiled splashbacks, chrome heated towel rail, extractor fan, front aspect frosted window.

BEDROOM 2

11'6 x 9'3 (3.51m x 2.82m)

Radiator, 'his' and 'her's' double wardrobes, rear aspect window.

BEDROOM 3

9'1 x 8'6 (2.77m x 2.59m)

'His' and 'Her's' double wardrobes, single radiator, front aspect window.

BEDROOM 4

8'8 x 8'0 (2.64m x 2.44m)

Telephone point, single radiator, rear aspect window.

BATHROOM

Refitted to comprise panelled bath, WC, wash hand basin, corner shower cubicle and inset shower system, laminate splashback, further tiled splashbacks, single radiator, shaver point and light, front aspect frosted window.

FROM THE FIRST FLOOR LANDING, A TURNING STAIRCASE LEADS TO THE SECOND FLOOR.

LANDING

Door to loft space, door to:

BEDROOM 5

14'2 x 13'3 (4.32m x 4.04m)

Double radiator, front and rear aspect Velux roof lights offering far reaching views.

OUTSIDE

To the front of the property, a driveway provides off road parking for one vehicle with the front garden area laid to lawn, offering potential for additional off road parking, if required. A gated side access leads to the rear gardens. The south east facing rear gardens have been designed for low maintenance, with raised decking area with glass

balustrade and steps leading down to the bottom part of the garden, which is laid to gravel. There is a wooden garden shed and the gardens are all enclosed by wood panelled fencing.

SINGLE GARAGE

16'5 x 8'11 (5.00m x 2.72m)

Accessed via up and over door with half glazed pedestrian side door.

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: 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 along the High Street, into Broad Street, into Church Street and then into Gloucester Street turning right into Onslow Road. Proceed along here, taking the fourth turning right into Pippin Close, where the property will be found on your right hand side 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).

