



**Glengower Shotts Lane**  
**Kilcot, Newent GL18 1PA**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Glengower Shotts Lane

## Kilcot, Newent GL18 1PA

Guide Price £735,000

**A SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED COUNTRY PROPERTY with FIVE RECEPTIONS, EN-SUITE TO THE MASTER BEDROOM, situated in a VERY SOUGHT AFTER LOCATION with grounds APPROACHING HALF AN ACRE with a LOVELY OUTLOOK ONTO FIELDS AND COUNTRYSIDE SURROUNDING. The property is in NEED OF UPDATING AND MODERNISATION. GARAGE, WORKSHOP, AMPLE PARKING.**

The village of Kilcot has a public house and garage. The neighbouring town of Newent offers further amenities. These include a selection of Shops, Primary and Secondary Schools, Churches of various denominations, Health, Sports and Community centres and a Library. With a bus service to Gloucester, Ross-on-Wye and surrounding areas it offers a link to further services. The village of Gorsley can be found just a short distance away and offers amenities to include a shop with post office and coffee house, Primary School, public house, golf club, Baptist chapel, C of E Church. Another asset close by is the village of Aston Ingham which offers a Tennis, Cricket and Bowls Club, Village Hall as well as a Church.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away (from Newent) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.





Entrance via part glazed door through to:

### **SPACIOUS ENTRANCE HALL**

**19'6 x 6'8 (5.94m x 2.03m)**

Double radiator, under stairs storage cupboard, stairs to the first floor, side aspect window.

### **INNER LOBBY**

Single radiator, side aspect window.

### **CLOAKROOM**

Low-level WC, wash hand basin, tiled splashback, tiled flooring, rear aspect window.

### **LOUNGE**

**22'2 x 15'9 (6.76m x 4.57m)**

Feature fireplace with inset electric effect wood burning stove, three double radiators, side and rear aspect windows with a private outlook over the gardens, fully glazed UPVC doors through to:

### **CONSERVATORY**

**22'0 x 11'2 (6.71m x 3.40m)**

Tiled flooring, UPVC double glazed construction with a lovely outlook over the private gardens. Fully glazed French doors through to the side.

### **STUDY**

**10'10 x 10'0 (3.30m x 3.05m)**

Double radiator, front and side aspect windows.

### **SNUG**

**11'8 x 10'1 (3.56m x 3.07m)**

Double radiator, front aspect window. Double doors through to:

### **DINING ROOM**

**16'1 x 10'0 (4.90m x 3.05m)**

Double radiator, front aspect window with a private outlook over the gardens.

### **KITCHEN / BREAKFAST ROOM**

**24'0 x 9'10 overall (7.32m x 3.00m overall)**

Stainless steel single drainer sink unit, cupboards under, range of base and wall mounted units, space for cooker, plumbing for dishwasher, space for fridge, radiator, side aspect window. Fully glazed stable door through to:







## UTILITY

**15'3 max x 7'0 (4.65m max x 2.13m)**

Stainless steel single drainer sink unit, cupboards under, plumbing for washing machine, space for tumble dryer, built-in cloaks cupboard and storage, access to roof space, tiled flooring, rear aspect window, fully glazed UPVC door through to the gardens.

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

## SPACIOUS LANDING

**22'3 x 9'9 (l shaped) (6.78m x 2.97m (l shaped))**

Built-in double airing cupboard, hot water tank, hanging rail and shelving, additional built-in cupboard, access to roof space, side aspect Velux roof light.

## MASTER BEDROOM

**16'1 x 10'0 (4.90m x 3.05m)**

Single radiator, built-in double and single wardrobes, hanging rail and shelving, front aspect window with a lovely outlook over surrounding farmland. Door to:

## EN-SUITE BATHROOM

**10'10 x 5'9 (3.30m x 1.75m)**

White suite comprising bath with tiled surround, separate shower cubicle and tray, shower, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, single radiator, front aspect frosted window.

## BEDROOM 2

**12'7 x 10'0 (3.84m x 3.05m)**

Built-in double wardrobe with hanging rail, single radiator, wash hand basin with tiled splashback, eaves storage, access to roof space, rear aspect window with a lovely outlook over the gardens.

## BEDROOM 3

**11'1 x 9'9 (3.38m x 2.97m)**

Built-in double wardrobe with hanging rail and shelving, single radiator, rear aspect window with a lovely private outlook over the gardens.

## BEDROOM 4

**10'10 x 10'8 (3.30m x 3.25m)**

Built-in single wardrobe with hanging rail, single radiator, front aspect window.

## BATHROOM

White suite comprising bath with shower attachment over, tiled surround, vanity wash hand basin with cupboards below, tiled splashback, double radiator, rear aspect frosted window.



## CLOAKROOM

Low-level WC, rear aspect window.

## OUTSIDE

A five bar gate gives access through to a gravelled driveway, parking and turning area suitable for the parking of several vehicles, caravan etc., which leads through to:

## SUBSTANTIAL DETACHED GARAGE / WORKSHOP

20'7 x 16'10 (6.27m x 5.13m)

Accessed via electric roller shutter door, eaves storage space, power and lighting, side aspect window, personal door to the side. A further door gives access to:

## WORKSHOP / STORE

16'10 x 7'10 (5.13m x 2.39m)

Rear aspect window.

To the front of the property, there is a good sized paved patio seating area, lawned area, shrubs and bushes, hedging surround, outside lighting. Access is gained through to a substantial rear garden where there is a further paved patio area, large gravelled garden area, lawned area, raised borders, outside lighting, outside tap, hedging boundary, backing onto fields. There is a small cupboard housing the oil-fired central heating and domestic hot water boiler. The plot is approaching half an acre.

## SERVICES

Mains water and electricity. Septic tank. Oil-fired 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

Welsh Water - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: F

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.







## 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 B4221 towards Kilcot. Turn left at the Kilcot crossroads towards Aston Ingham. Proceed along this road for approximately 200 yards until you see the first lane on your right. Turn right here, proceed along this road, down through the ford, until you come to a three pronged road. Take the left hand prong, proceeding around to the left and after a further 400 yards, take the first lane on your right hand side. Proceed along this lane until you come to a crossroads. At the crossroads, proceed straight over and the property will be found on your right hand side after approximately 400 yards.

## PROPERTY SURVEYS

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

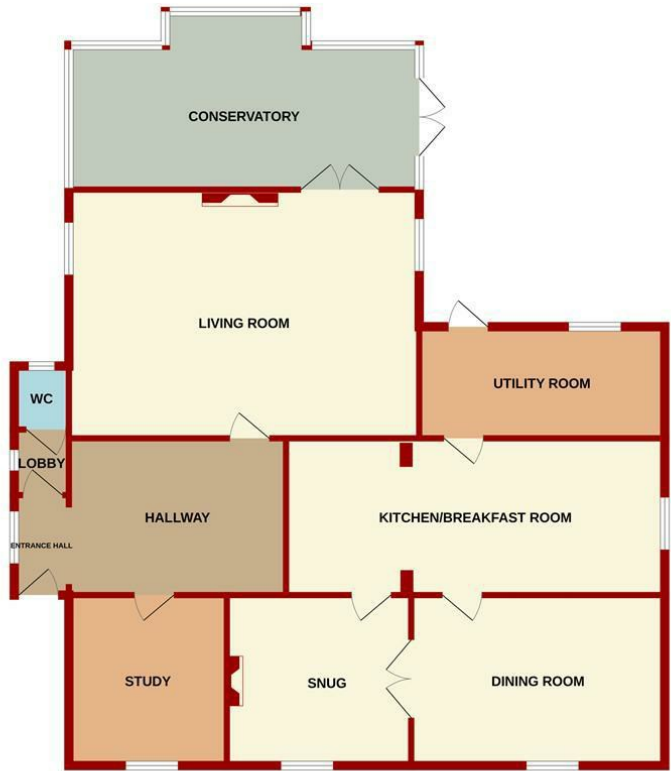
## AWAITING VENDOR APPROVAL

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





GROUND FLOOR

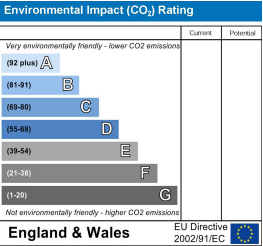
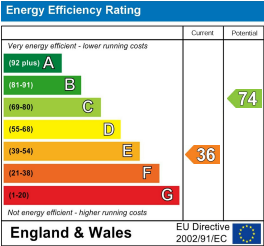


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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