



**School House Gloucester Road**  
Upleadon, Newent GL18 1EJ

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

# School House Gloucester Road

## Upleadon, Newent GL18 1EJ

Guide Price £695,000

**Dating back to 1851 the School House is a STUNNING FIVE BEDROOM DETACHED CHARACTER PROPERTY located centrally within a POPULAR VILLAGE LOCATION enjoying an ABUNDANCE of CHARACTER FEATURES THROUGHOUT. The property offers so much POTENTIAL ready for the next owner to put their own stamp on.**

Upleadon is approximately 2-3 miles from Newent which offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres and a Local Library. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas.

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.

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



The property is accessed via a front aspect door into:

### ENTRANCE HALLWAY

Tiled flooring, radiator, front aspect window, side aspect stained glass window. Wooden glazed door into:

### KITCHEN/BREAKFAST ROOM

16'02 x 13'02 (4.93m x 4.01m)

Cottage style kitchen with wooden worktops and tiled splashbacks, central island, Watson stove with back boiler which fuels the oil fired central heating, Belfast sink unit with mixer tap over, integrated dishwasher, slate tiled flooring, two rear aspect windows. Glazed door into rear porch.

### REAR PORCH

Windows and a side door giving access to the rear.

### DINING ROOM

13'07 x 7'01 (4.14m x 2.16m)

Slate flooring, double radiator, stained glass window, front and side aspect windows. Glazed wooden door into:

### INNER HALLWAY

Side aspect window. Glazed door into:

### SHOWER ROOM/UTILITY ROOM

Corner shower cubicle with Mira AGzora electric shower, built in W.C, wash hand basin with mixer tap over, tiled splashbacks, tiled flooring, single radiator, space for washing machine and tumble dryer, side aspect window.

### SNUG

11'07 x 10'00 (3.53m x 3.05m)

Ornate cast iron multi fuel burner with tiled hearth and cast iron surround, exposed wooden floor boards, Open Reach point, single radiator, turning staircase leading to the first floor, rear aspect stained glass window and additional window.





### **BEDROOM 1**

**11'08 x 12'00 (3.56m x 3.66m)**

Ornate cast iron fireplace with slate hearth, exposed wooden floor boards, radiator, front and side aspect windows.

### **BEDROOM 2**

**11'08 x 12'00 (3.56m x 3.66m)**

Ornate cast iron fireplace with decorative tiled hearth, exposed wooden floor boards, single radiator, front and side aspect windows.

### **BEDROOM 3**

**11'08 x 9'06 (3.56m x 2.90m)**

Cast iron wood burner with slate hearth, exposed wooden floor boards, radiator, side aspect window.

Turning staircase leads to the first floor:

### **LIVING ROOM**

**24'00 x 22'00 (7.32m x 6.71m)**

Stunning vaulted ceiling, stone, brick and tiled fireplace housing a cast iron multi fuel burner, exposed ceiling beams, exposed floor boards, front, side and rear aspect windows. Stained glass double opening French doors leading to external staircase. Door into:

### **LANDING**

Double doors to airing cupboard, exposed floor boards, radiator. Door into:

### **BEDROOM 4**

**19'07 x 10'01 (5.97m x 3.07m)**

Exposed floor boards, radiator, ornate cast iron fireplace, side and rear windows enjoying a pleasant outlook.

### **BEDROOM 5/STUDY**

**9'09 x 7'01 (2.97m x 2.16m)**

Exposed floor boards, single radiator, side aspect window.

### **BATHROOM**

**9'06 x 6'00 (2.90m x 1.83m)**

Storage cupboard, panelled bath, W.C, wash hand basin, exposed floor boards, rear aspect frosted window.



## OUTSIDE

To the front of the property you have a private block paved driveway providing off road parking suitable for at least four vehicles. There is also beautiful mature gardens laid to lawn with mature shrubs and hedging surround. Steps lead down to the CELLAR 11'03 x 11'02.

## REAR GARDEN

The rear garden comprises of a patio area, purple slate seating area, planted borders, outside tap and oil tank. A log store can also be found and an external staircase to the living room. The property also enjoys rear vehicular access which is not currently utilised.

## SERVICES

Mains water, mains electricity, mains drainage, oil.

## 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 advised.

## LOCAL AUTHORITY

Council Tax Band: F  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWINGS

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

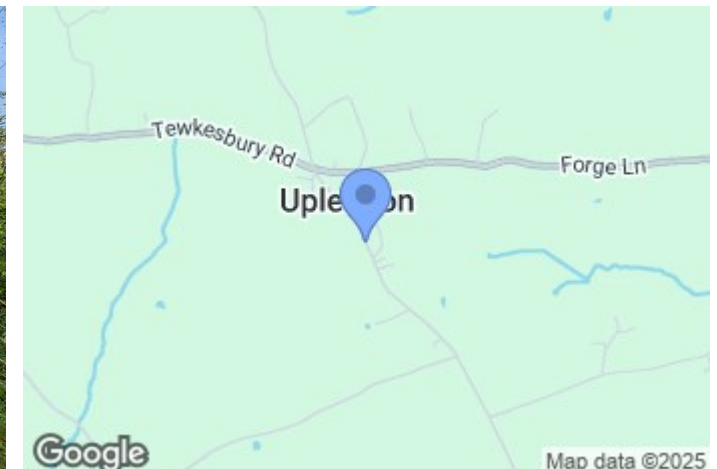
From Newent, proceed on the Dymock Road turning right just after the fire station onto Tewkesbury Road. Follow this road all the way to Upleadon cross roads, turn right, past the village hall where the driveway can be located at the next left.

## PROPERTY SURVEYS

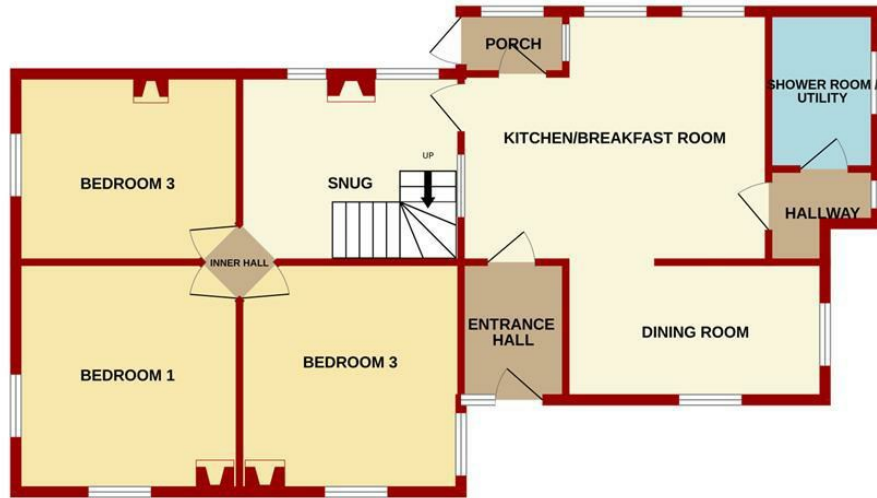
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

## 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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#### 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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |





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