



Springfield Rough
Cliffords Mesne, Newent GL18 1JR

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

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Guide Price £695,000

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A FIVE BEDROOM DETACHED COUNTRY PROPERTY with TWO EN-SUITES situated in an OUTSTANDING RURAL UNSPOILT LOCATION with STUNNING OUTLOOK AND VIEWS TO THE SOUTH AND WEST SIDES over SURROUNDING FIELDS, FARMLAND AND WOODLAND. The property has recently been updated to include FULL AIR SOURCE HEATING SYSTEM, UPDATED BATHROOMS, NEW INTERNAL DOORS, UPDATED FLOORING, DOUBLE GARAGE and AMPLE PARKING, TWO BALCONIES with VIEWS, all being offered with NO ONWARD CHAIN.

Cliffords Mesne is located approximately 2 miles from Newent which offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library. A regular bus service runs to Gloucester, Ross-on-Wye and surrounding areas. The City of Gloucester (10 miles approximately) has more comprehensive facilities including a mainline train station.

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.

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



Entrance via half glazed door through to:

ENTRANCE HALL

Tiled flooring.

CLOAKROOM

Newly fitted white suite with close coupled WC, wash hand basin and tiled splashback, tiled flooring, single radiator, side aspect frosted window.

LOUNGE

19'4 x 16'1 (5.89m x 4.90m)

Fireplace with inset woodburning stove, raised hearth, engineered oak flooring, double radiator, superb south facing front aspect picture window having lovely unspoilt outlook over surrounding fields, farmland and woodland.

DINING ROOM

11'10 x 10'11 (3.61m x 3.33m)

Fireplace (currently blocked off), engineered oak flooring, double radiator, south facing front aspect window with a stunning countryside view, UPVC double glazed sliding patio door through to the side.

STUDY

18'7 x 11'1 (5.66m x 3.38m)

Engineered oak flooring, two double radiators, side and rear aspect windows with a private outlook over the gardens. Door gives access to:

INNER HALLWAY

Good sized under stairs storage cupboard, engineered oak flooring, double radiator, stairs to the first floor.

KITCHEN

12'11 x 9'10 (3.94m x 3.00m)

One and a half bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated electric double oven, cupboard above and below, integrated dishwasher, four ring electric hob, cooker hood above, tiled flooring, double radiator, front and side aspect windows overlooking the gardens, fully glazed door through to the rear.

UTILITY

17'0 x 4'9 (5.18m x 1.45m)

One and a half bowl single drainer sink unit with mixer tap, wall mounted cupboards, plumbing for washing machine, space for tumble dryer, space for fridge / freezer, double radiator, side aspect window. Half glazed door through to a covered rear storage area, door to garage.

FROM THE INNER HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.





LANDING

Airing cupboard with hot water tank and slatted shelving.

MASTER BEDROOM

11'10 x 10'9 (3.61m x 3.28m)

Fitted wardrobes with hanging rail and shelving, double radiator, fully glazed door through to south facing BALCONY having superb views over the surrounding fields, farmland and woodland.

EN-SUITE SHOWER ROOM

9'8 x 6'10 (2.95m x 2.08m)

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, wash hand basin, two heated towel rails, rear aspect frosted window.

BEDROOM 2

10'11 x 10'4 minimum (3.33m x 3.15m minimum)

Built-in double wardrobe with cupboard above, double radiator, front aspect window with a stunning view over the surrounding countryside.

BEDROOM 3

11'11 x 8'3 (3.63m x 2.51m)

Double radiator, access to insulated roof space via loft ladder with light, front aspect south facing window with lovely views.

BEDROOM 4

10'5 x 9'3 (3.18m x 2.82m)

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

BATHROOM

7'4 x 6'5 (2.24m x 1.96m)

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

OUTSIDE

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

INTEGRAL DOUBLE GARAGE

18'1 x 13'10 (5.51m x 4.22m)

Accessed via double timber doors, power and lighting, personal door through to the utility.

Steps to the rear of the house lead through to a large open balcony which is fully paved with seating area, having a lovely south facing aspect over the surrounding fields and farmland. Fully glazed doors give access through to:

BEDROOM 5/STUDY (ACCESSED EXTERNALLY)

14'8 x 12'0 (4.47m x 3.66m)

Solid pine flooring, electric radiator, fantastic front aspect south facing views. Opening through to:

DRESSING AREA

5'2 x 7'10 (1.57m x 2.39m)

Front aspect window.

REFRESHMENT AREA

9'4 x 5'1 (2.84m x 1.55m)

Single drainer sink unit with mixer tap, cupboard under, side and rear aspect windows. Door to:

EN-SUITE SHOWER ROOM

5'6 x 5'6 (1.68m x 1.68m)

Fitted shower cubicle and tray, electric shower, close coupled WC, pedestal wash hand basin, side aspect window.

The property has lovely gardens surrounding with various lawned areas, good sized greenhouse, raised vegetable and flower beds, gravelled pathways and various mature flower beds and borders interspersed with mature shrubs, bushes and trees, outside lighting, covered storage area to the rear, various paved patio areas, outside taps to the front and rear, fruiting trees, STORAGE SHED (17'9 x 5'0), natural hedging boundary, superb views to the front over surrounding fields and farmland.

SERVICES

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

AGENT'S NOTE

The property owns the solar panels which generate an income of approximately £2,500 per annum. You also have a Renewable Heat Incentive payment of approximately £800 per annum until 2028.

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.

We have been advised by the vendors that they have fibre broadband provided by BT.

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 along the High Street turning left into Watery Lane. Proceed along here, passing the school on the left and continue until reaching the village of Cliffords Mesne. Proceed through the village, passing the bus stop and phone box on your left, up the hill and as it levels out there is a small lane on the left. Turn left here and the property is the first on the right hand side.

PROPERTY SURVEYS

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



GROUND FLOOR

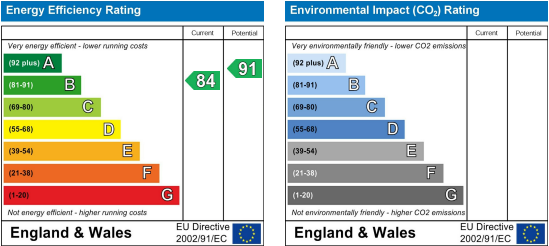


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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