



**18 Meek Road**  
**Newent GL18 1UA**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# £350,000

A SPACIOUS AND WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME with EN-SUITE TO THE MASTER BEDROOM, STUDY, UTILITY ROOM, LOW MAINTENANCE GARDENS and CLOSE ACCESS TO LOCAL AMENITIES.

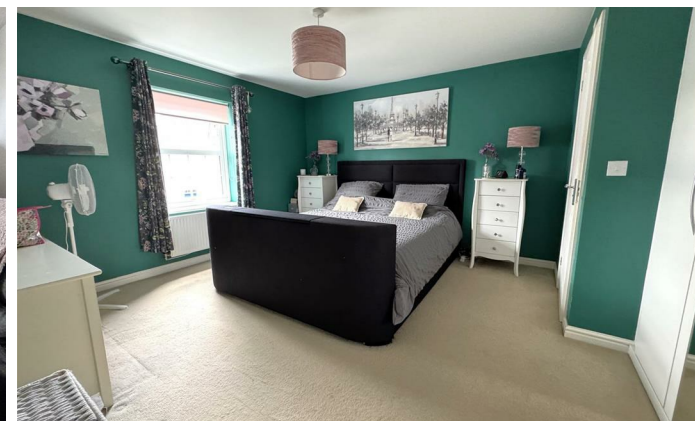
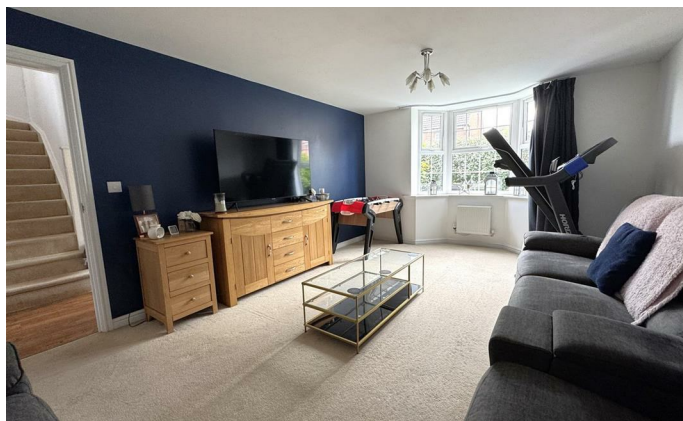
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, 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.







The property is accessed via a double glazed front door into:

### ENTRANCE HALLWAY

Single radiator, stairs to the first floor, thermostat control, understairs storage cupboard. Door into:

### WC

5'00 x 4'08 (1.52m x 1.42m)

WC, wash hand basin, extractor fan, side aspect frosted window.

### LOUNGE

19'10 into bay x 12'02 (6.05m into bay x 3.71m)

TV point, telephone point, double radiator, front aspect bay window.

### STUDY

9'05 x 7'07 (2.87m x 2.31m)

Openreach point, single radiator, front aspect window.

### KITCHEN/DINER

20'03 x 11'03 (6.17m x 3.43m)

Fitted kitchen comprising a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated appliances to include double oven, five ring gas hob with extractor fan over, fridge freezer, dishwasher, one and a half bowl stainless steel sink unit with mixer tap over, tiled flooring, rear aspect window.

### DINING AREA

Tiled flooring, double radiator, double opening French doors. Door into:

### UTILITY ROOM

8'04 x 5'02 (2.54m x 1.57m)

Base and wall mounted units, laminated worktops, plumbing for washing machine, space for tumble dryer, gas fired central heating and domestic hot water boiler, tiled flooring, partly glazed door leading out to the rear garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

### LANDING

Side aspect window, radiator, access to loft space, airing cupboard housing the hot water tank and slatted shelving. Door into:

### BEDROOM 1

13'02 x 12'06 (4.01m x 3.81m)

Built in wardrobes, radiator, front aspect window. Door into:

### EN SUITE SHOWER ROOM

7'02 x 4'05 (2.18m x 1.35m)

Double shower cubicle with a sliding glazed screen, WC, wash hand basin with mixer tap, shaver point, heated towel rail, side aspect frosted window.

### BEDROOM 2

12'05 x 10'04 (3.78m x 3.15m)

Built in wardrobes, single radiator, two rear aspect windows.

### BEDROOM 3

10'02 x 9'06 into recess narrowing to 7'05 (3.10m x 2.90m into recess narrowing to 2.26m)

Single radiator, rear aspect window.

### FAMILY BATHROOM

8'09 x 7'05 (2.67m x 2.26m)

Panelled bath with mixer tap and shower attachment over, WC, wash hand basin, large shower cubicle with detachable shower attachment, chrome heated towel rail, extractor fan, rear aspect frosted window.

### OUTSIDE

To the front of the property there is a purple slated area and a block paved driveway suitable for PARKING THREE VEHICLES which leads to a:

### SINGLE GARAGE

Via an up and over door, power and lighting.

Gated access to the side of the property leads to the rear garden which has a block paved patio/seating area, lawned area, outside lighting, outsider tap and all enclosed by panelled fencing.

### 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.

### SERVICES

Mains gas, mains electric, mains drainage, mains water.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: E

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

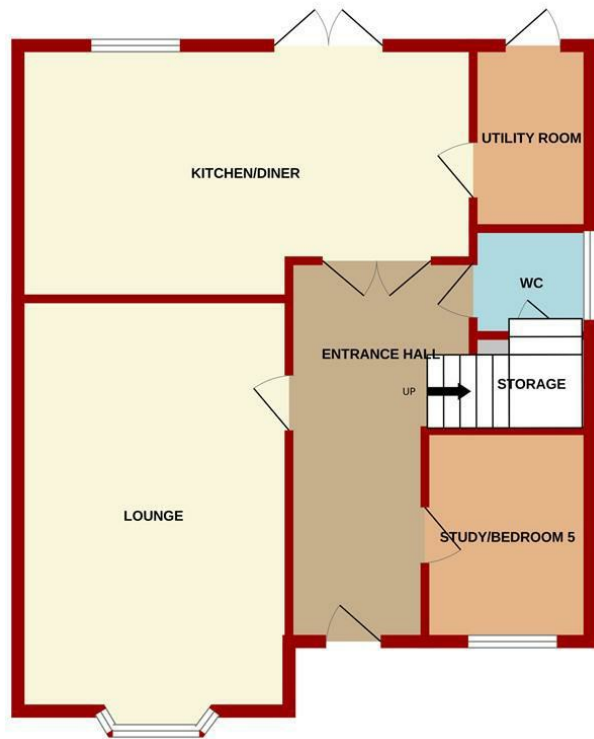
From our Newent office proceed along the High Street into Gloucester Street taking the first right onto Onslow Road and then the second left into Meek Road where the property can be found on the right hand via our for sale board.

### PROPERTY SURVEYS

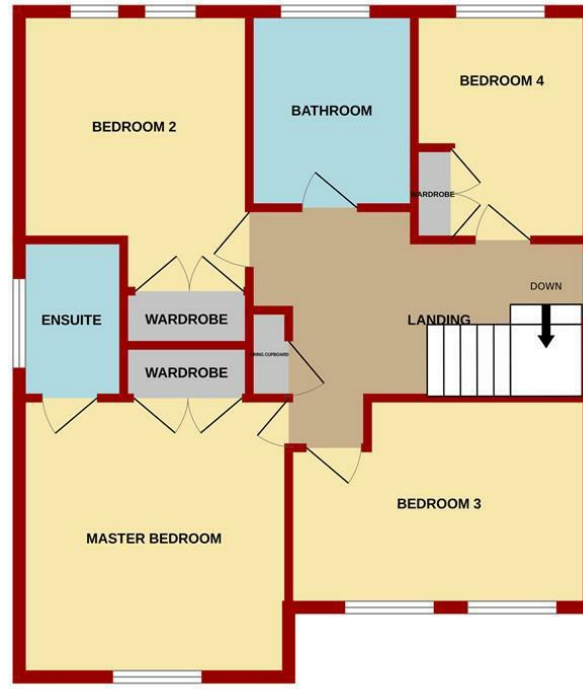
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



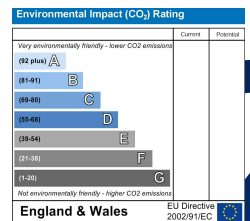
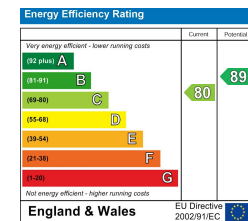
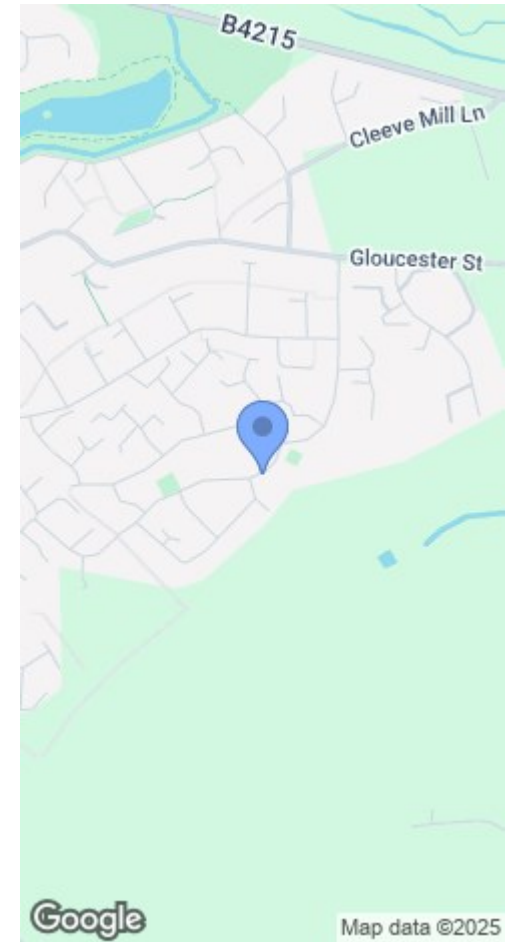
GROUND FLOOR



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](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys