



Sandalwood Forge Lane
Upleadon, Newent GL18 1EF

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

Sandalwood Forge Lane

Upleadon, Newent GL18 1EF

Guide Price £595,000

Set in a DESIRABLE LOCATION, this EXTENDED FOUR BEDROOM FAMILY HOME offers GENEROUS and VERSATILE LIVING SPACE to include a SPACIOUS LOUNGE, KITCHEN/BREAKFAST ROOM and MASTER BEDROOM with EN-SUITE, DOUBLE GARAGE and AMPLE OFF ROAD PARKING. To the rear of the property you have WELL MAINTAINED MATURE GARDENS enjoying a PLEASANT OUTLOOK over FIELDS BEYOND. The PLOT IS APPROACHING 0.3 OF AN ACRE.

The village of Upleadon has a church and a thriving village hall. It is situated approximately 2-3 miles from the historic market town of Newent.

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 from Newent 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.



ENTRANCE PORCH

Via half glazed door, built in cupboard. Door into:

CLOAKROOM

Low level WC, wash hand basin with tiled splashbacks, single radiator, side aspect frosted window.

FROM THE ENTRANCE PORCH, FULLY GLAZED DOOR LEADS INTO:

ENTRANCE HALLWAY

Understairs storage cupboard, stairs to the first floor. Door to:

LIVING ROOM

23'2 x 13'1 (7.06m x 3.99m)

Stone open fireplace with raised hearth and mantle over, double radiator, front aspect window enjoying a pleasant outlook over the gardens. Double glazed sliding patio doors give access into:

SUN ROOM

13'8 x 9'10 (4.17m x 3.00m)

Velux rooflight, windows enjoying a lovely outlook over the garden and views beyond, fully glazed French doors lead out to the garden.

DINING ROOM

11'8 x 10'4 (3.56m x 3.15m)

Single radiator, rear aspect window with a view of the gardens.

STUDY

10'2 x 7'9 (3.10m x 2.36m)

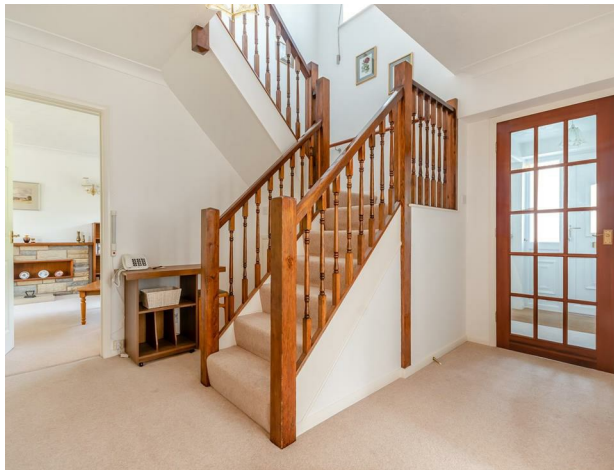
Single radiator, built in desk and shelving, side aspect window.

KITCHEN/BREAKFAST ROOM

14'6 x 10'0 (4.42m x 3.05m)

Double bowl sink unit with mixer tap, range of base and wall mounted units, integrated electric double oven with four ring hob and cooker hood above, oil fired central heating and domestic hot water boiler, single radiator, rear aspect view looking out on the garden.





UTILITY ROOM

10'9 x 9'10 (3.28m x 3.00m)

Single drainer sink unit, base and wall mounted units, store cupboard, plumbing for automatic washing machine, space for tumble dryer, double radiator, access to roof space, front and rear aspect windows. Half glazed doors to front and rear aspects, front door gives access to an enclosed useful bin store area.

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

SPACIOUS LANDING

Double radiator, airing cupboard housing the water tank and slatted shelving, access to roof space, front aspect window. Door into:

MASTER BEDROOM

12'11 x 11'0 (3.94m x 3.35m)

Single radiator, built in wardrobes with mirrored doors and various hanging rails and shelving, front aspect window. Door to:

EN-SUITE BATHROOM

Coloured suite comprising bath with tiled surround, close coupled WC, pedestal wash hand basin with tiled splashbacks, single radiator, wall mirror, shaving point, side aspect frosted window.

BEDROOM 2

12'10 x 11'6 (3.91m x 3.51m)

Single radiator, built in double wardrobe with hanging rail and shelving, front aspect window.

BEDROOM 3

12'10 x 11'3 (3.91m x 3.43m)

Built in double wardrobe with hanging rail and shelving, dressing table and shelving, single radiator, rear aspect window overlooking the garden and open fields beyond.

BEDROOM 4

8'4 x 8'3 (2.54m x 2.51m)

Single radiator, fitted wardrobe with hanging rail and shelving, rear aspect window overlooking the garden and open fields and countryside beyond.



BATHROOM

Coloured suite comprising modern panelled bath with shower over and tiled surround, close coupled WC, pedestal wash hand basin with tiled splashbacks, single radiator, large wall mirror, rear aspect frosted window.

OUTSIDE

A tarmac driveway and turning area provide OFF ROAD PARKING FOR THREE/FOUR VEHICLES which in turn leads to a:

DETACHED DOUBLE GARAGE

19'9 x 16'9 (6.02m x 5.11m)

Via electric roller shutter doors, power and lighting. Personnel door to the rear.

To the rear of the property you have a large paved patio and an expansive lawn interspersed with well stocked flower borders, mature bushes, and established trees, all enclosed by hedging for a sense of privacy. Additional features include outdoor lighting, a water tap, and a wooden garden shed, making this a practical and enjoyable outdoor space for all seasons. The total plot is measuring 0.29 acres.

SERVICES

Mains water, electricity and drainage. Oil central 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.

We have been advised by the vendor that Gigaclear is available in the road.

WATER RATES

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 continuing straight over the cross roads where the property can be found after a short distance on the right hand side indicated 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)

AWAITING VENDOR APPROVAL

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



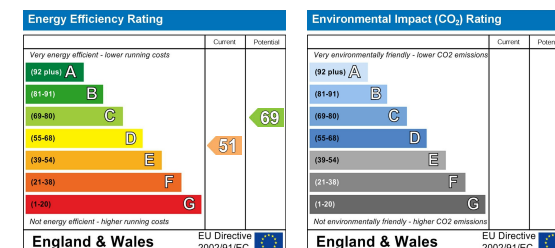
Sandalwood, Forge Lane, Upleadon, Newent, Gloucestershire
 Approximate Gross Internal Area
 Main House = 174 Sq M/1873 Sq Ft
 Garage = 31 Sq M/334 Sq Ft
 Total = 205 Sq M/2207 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.





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