



Okanagan Culver Street  
Newent GL18 1JE



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# Okanagan Culver Street

## Newent GL18 1JE

Guide Price £550,000

**A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME with TWO RECEPTIONS PLUS CONSERVATORY, MASTER EN-SUITE, DETACHED DOUBLE GARAGE and OFF ROAD PARKING, all within WALKING DISTANCE TO THE HISTORIC MARKET TOWN OF NEWENT, all being offered with NO ONWARD CHAIN.**

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.





Enter the property via UPVC double glazed frosted front door into:

### ENTRANCE HALL

Double radiator, stairs leading off, access to cupboard space.

### CLOAKROOM

Built-in WC, vanity wash hand basin with cupboard below, front aspect UPVC double glazed window.

### LIVING ROOM

20'4 x 12'2 (6.20m x 3.71m)

Stone fireplace with inset gas fire, two double radiators, telephone point, front aspect double glazed window. Access through to:

### CONSERVATORY

13'1 x 11'8 (3.99m x 3.56m)

Tiled flooring, single glazed wooden windows, French doors leading out to the garden.

### DINING ROOM

11'5 x 11'3 (3.48m x 3.43m)

Double radiator, rear double glazed UPVC window.

### KITCHEN

11'3 x 9'3 (3.43m x 2.82m)

The kitchen has a range of base and wall mounted units with laminated worktops, stainless steel sink unit with mixer tap, built-in oven, space for dishwasher and small fridge / freezer. Access to:

### UTILITY ROOM

6'10 x 6'8 (2.08m x 2.03m)

Range of base and wall mounted units, space for washing machine, single mixer tap sink unit, front aspect double glazed UPVC window, single UPVC double glazed frosted door.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Single radiator, door to airing cupboard housing the hot water tank, slatted shelving and storage space, front aspect UPVC double glazed window.







## MASTER BEDROOM

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

Built-in double wardrobe, single radiator, rear aspect UPVC double glazed window. Door to:

## EN-SUITE

Suite comprising walk-in shower, vanity wash hand basin with cupboard below and above with mirror over and worktop area, WC, UPVC frosted rear double glazed window.

## BEDROOM 2

**11'3 x 10'10 (3.43m x 3.30m)**

Double radiator, rear aspect double glazed UPVC window overlooking the rear garden.

## BEDROOM 3

**12'1 x 8'11 (3.68m x 2.72m)**

Two single built-in wardrobes, radiator, front aspect double glazed UPVC window.

## BEDROOM 4

**11'4 x 8'2 (3.45m x 2.49m)**

Single radiator, rear aspect double glazed UPVC window with outlook over the garden.

## BATHROOM

Suite comprising panelled bath with built-in shower over, built-in WC, wash hand basin, single radiator, front aspect UPVC double glazed frosted window.

## OUTSIDE

To the front of the property, a driveway and turning area provides off road parking for five vehicles. The garden is laid to lawn with mature planted borders. To the rear, the south east facing garden is well maintained and planted with mature shrubs, trees, flowers and bushes, outside tap, large greenhouse area, small wooden shed. Access via personnel UPVC double glazed frosted door into:

## GARAGE / WORKSHOP

The workshop has benches and shelving, the garage has electricity, triple UPVC double glazed windows looking out to the gardens.

## SERVICES

Mains water, electricity, drainage, gas-fired 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.

## WATER RATES

Severn Trent - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: E  
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 our Newent office, head up the High Street onto Culver Street. Continue along Culver Street for approximately three quarters of a mile, where the property can be found on your left hand side as marked by our 'For Sale' board.





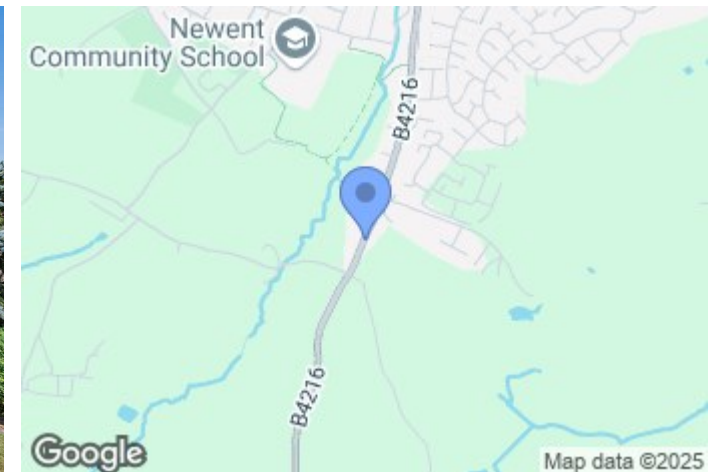


## PROPERTY SURVEYS

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.





Okanagan, Culver Street, Newent, Gloucestershire  
Approximate Gross Internal Area  
Main House = 150 Sq M/1614 Sq Ft  
Garage = 40 Sq M/431 Sq Ft  
Total = 190 Sq M/2045 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.

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>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(39-49) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(13-28) <b>F</b>		
(1-20) <b>G</b>			(1-12) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys