



Nutgrove 37 Ford House Road
Newent GL18 1LQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Nutgrove 37 Ford House Road

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Guide Price £895,000

A RARELY AVAILABLE FOUR BEDROOM DETACHED HOUSE with ATTACHED ONE / TWO BEDROOM SUBSTANTIAL ANNEXE, IDEALLY SET UP FOR EQUESTRIAN USE with a RANGE OF OUTBUILDINGS TO INCLUDE FIVE BAY STABLE BLOCK plus LARGE TACK ROOM, YARD and ALL WEATHER MENAGE, THREE PADDOCKS, LARGE DOUBLE GARAGE and WORKSHOP, all with LOVELY VIEWS TO THE REAR OVER MATURE FIELDS AND ORCHARD, THE WHOLE PLOT AMOUNTING TO APPROXIMATELY 3.1 ACRES.

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.



Entrance via half glazed UPVC door into:

ENTRANCE PORCH

Tiled flooring, side aspect window. Door to:

UTILITY

11'0 x 5'5 (3.35m x 1.65m)

Sink with mixer taps, cupboard under, oil-fired central heating and domestic hot water boiler, wall mounted cupboard and shelving, front aspect window.

Fully glazed door from the entrance porch leads to:

KITCHEN

17'1" x 12'11" (5.23m x 3.96m)

One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, built-in dresser unit, fitted Rangemaster cooking range with five ring gas hob, warming plate, electric ovens below, built-in cooker hood above, integrated dishwasher, space for American style fridge, tiled flooring. Side and rear aspect windows with a lovely private outlook over the gardens. Extends into the:

BREAKFAST AREA

9'4 x 8'0 (2.84m x 2.44m)

Radiator, built-in storage cupboard.

STUDY

9'4 x 7'0 (2.84m x 2.13m)

Radiator, fitted shelving, front aspect window.

FROM THE KITCHEN / BREAKFAST ROOM, DOOR LEADS THROUGH TO:

INNER HALLWAY

Under stairs storage cupboard, stairs to the first floor.

GROUND FLOOR SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin, cupboards below, tiled splashback, close coupled WC, tiled flooring, heated towel rail, side aspect frosted window.

LIVING ROOM

23'3 x 12'4 (7.09m x 3.76m)

Stone fireplace with inset wood burning stove, double and single radiators, side and rear aspect windows with a lovely aspect over the gardens. Sliding patio door through to:

CONSERVATORY

17'6 x 11'0 (5.33m x 3.35m)

UPVC construction, double radiator, French doors leading out to the mature gardens giving a lovely aspect over the gardens and ground.

SITTING / DINING ROOM

13'5 x 12'7 (4.09m x 3.84m)

Double radiator, large built-in cupboard, built-in display unit with solid cupboards below, door to annexe entrance, front aspect window.

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

LANDING

Built-in eaves cupboard, access to insulated roof space via loft ladder.

MASTER BEDROOM

16'10 x 14'1 (5.13m x 4.29m)

Exposed pine flooring, built-in wardrobes to one wall, various hanging rail and shelving, eaves storage cupboard, radiator, rear aspect window with a lovely outlook over the gardens and ground onto mature orchards beyond, access to roof space via loft ladder, with lighting. Door to:





EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, wash hand basin, close coupled WC, heated towel rail, front aspect Velux roof light.

BEDROOM 2

17'5 x 14'0 max (5.31m x 4.27m max)

Radiator, eaves storage space, built-in cupboard with storage space, built-in cupboard with shelving, side aspect Velux roof light, rear aspect window with a superb outlook over gardens and ground towards the mature fruit orchards.

BEDROOM 3

12'5 x 11'7 (3.78m x 3.53m)

Built-in wardrobe cupboard with hanging rail and shelving, eaves storage, double radiator, front aspect window.

BEDROOM 4

10'3 x 10'1 (3.12m x 3.07m)

Eaves storage, radiator, access to roof space, front aspect window.

BATHROOM

White suite comprising fitted corner bath with shower attachment over, tiled surround, separate shower cubicle and tray, electric shower, tiled surround, vanity wash hand basin with cupboards below, tiled splashback, close coupled WC, radiator, two side aspect Velux roof lights.

ANNEXE

Entrance via half glazed frosted door through to:

ENTRANCE HALL

Single radiator, door to the main house sitting / dining room. Fully glazed door through to:

KITCHEN / LIVING ROOM

16'7 x 10'9 max (5.05m x 3.28m max)

The kitchen area has a modern fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted electric double oven, four ring hob, cooker hood above, integrated fridge / freezer, plumbing for dishwasher.

The living room area has a double radiator, rear aspect window, fully glazed French doors through to the private rear garden.

BEDROOM 1

12'5 x 11'7 (3.78m x 3.53m)

Range of fitted bedroom furniture to include wardrobes, dressing tables, drawers etc., various hanging rail and shelving, double radiator, front aspect window. Door to:

EN-SUITE SHOWER ROOM / WET ROOM

Large double shower with panelled surround, vanity wash hand basin with cupboards below, tiled splashback, close coupled WC, mirror faced medicine cabinet, heated towel rail, fitted cupboards, side aspect frosted window.

FROM THE LIVING ROOM, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

SITTING ROOM

16'10 x 6'9 (5.13m x 2.06m)

Eaves storage space, built-in cupboards, two side aspect Velux roof lights. Door through to:

POTENTIAL BEDROOM 2

10'9 x 6'8 (3.28m x 2.03m)

Further eaves storage space, rear aspect Velux roof light.

EN-SUITE BATHROOM

Fitted white suite comprising panelled bath, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail.

OUTSIDE

The annexe has its own separate entrance with gravelled parking suitable for the parking of several vehicles. There is a small garden area with outside lighting, if required.

Double wooden gates lead to the main house and to a very substantial tarmac and gravelled parking and turning area suitable for the parking of several vehicles, caravan, boat etc. The driveway leads to:

LARGE DETACHED GARAGE / WORKSHOP

28'4 x 20'10 (8.64m x 6.35m)

Accessed via two sets of double wooden doors, various built-in units, fully boarded loft space over measuring 28'4 x 16'8, power and lighting. There is also a covered car port to the side.

Behind the garage, you will find a substantial enclosed chicken run with a central pond.

To the front of the property, there is an attractive gravelled garden area, pathway to the front door, outside lighting. To the rear, there is a lovely mature garden with paved patio area, good sized lawn area, wooden garden shed, summer house, raised decking with two ponds, mature flower beds and borders with shrubs, bushes and trees etc. A walkway leads through to a very productive cultivated vegetable produce area with several raised beds, greenhouse, all enclosed by hedging.

From the main driveway, a further gravelled driveway leads through to the main area of land, separated into three paddocks, all with post and rail fencing, natural hedging boundary, with a large yard, further parking and turning etc. The whole has a superb outlook onto surrounding fields and mature orchards. There is water and power to the stables and a water supply to the land. There is also a field shelter in one of the fields. The whole plot measures approximately 3.1 acres.

STABLE BLOCK

The substantial stable block consists of four stables measuring 12' x 12', one foaling stable measuring 16'6 x 12' and a tack room measuring 22'6 x 12 with sink (cold water supply) and power. The whole has lighting and water supplied.

ALL WEATHER MENAGE - 40M x 20M

Which is floodlit.

SERVICES

Mains water, electricity and drainage. Oil-fired heating.

AGENT'S NOTE

The stable block has solar panels on the roof and the control panel for this can be found in the tack room. The solar panels bring in an annual income of £1,800 to £2,000 per annum.

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.

The vendor has advised that Gigaclear is available at the property.

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.

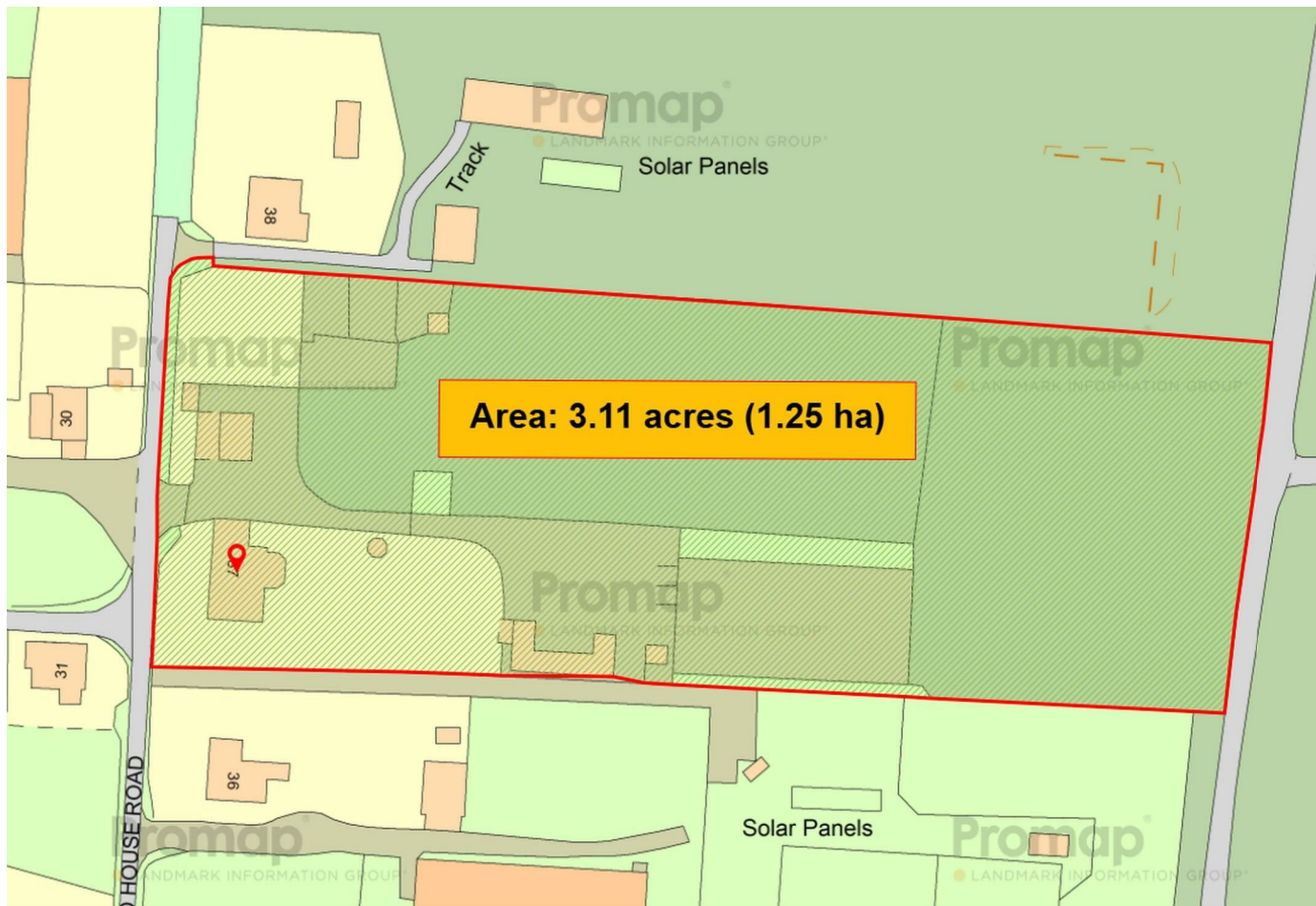
TENURE

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.





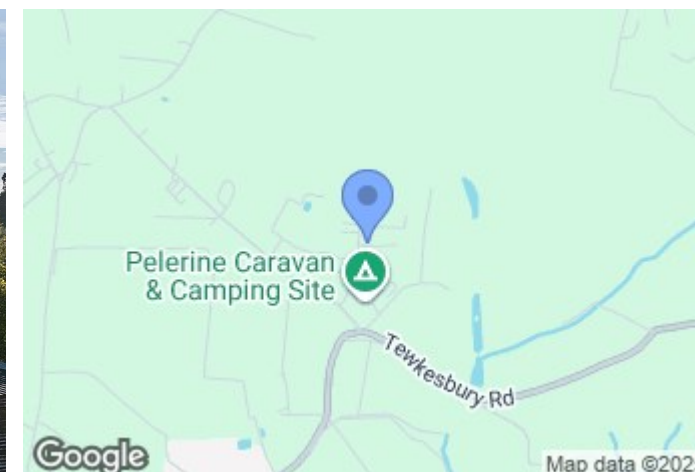
DIRECTIONS

From Newent, proceed along the B4215 towards Dymock. Take the right hand turning, just after the fire station, onto Tewkesbury Road. Continue along for a short distance, passing the turning to Strawberry Hill on the left hand bend. Immediately after, you will see a sign for "Pellerine Caravan and Camping Site". Proceed along here, up a concrete road, turning left and proceeding to the end where the entrance to Nutgrove will be found on your right hand side as indicated by our 'For Sale' board.

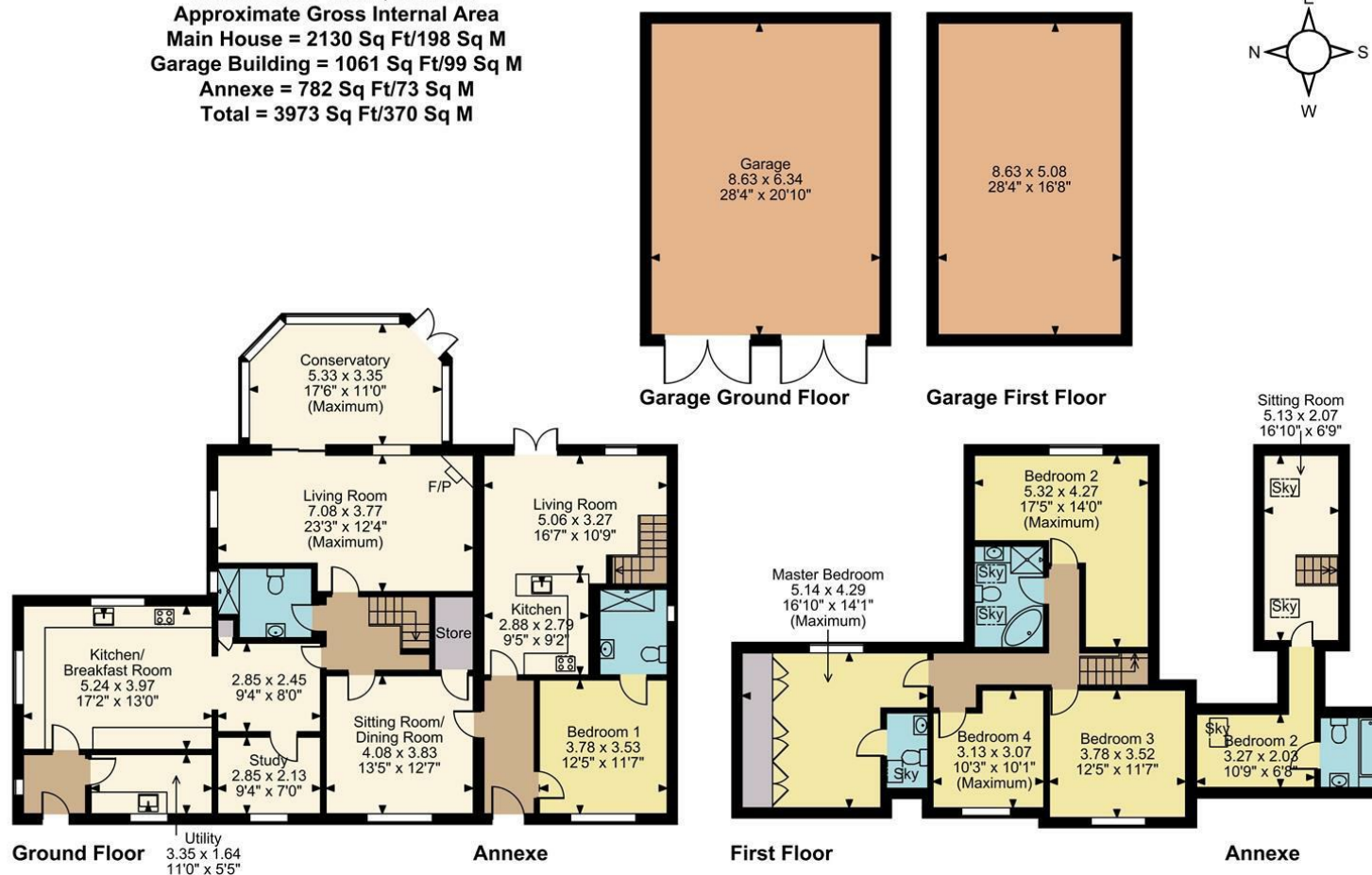
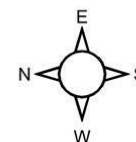
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PROPERTY SURVEYS

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



Ford House Road, Newent
Approximate Gross Internal Area
Main House = 2130 Sq Ft/198 Sq M
Garage Building = 1061 Sq Ft/99 Sq M
Annexe = 782 Sq Ft/73 Sq M
Total = 3973 Sq Ft/370 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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