



Fernlea The Scarr
Newent GL18 1DQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £750,000

Constructed in 2017, FERNLEA is a VERY SUBSTANTIAL FOUR BEDROOM CONTEMPORARY BARN STYLE SEMI-DETACHED DWELLING having TWO EN-SUITES, LARGE ENTRANCE AREA, SPACIOUS KITCHEN / DINING / FAMILY ROOM, LARGE DOUBLE CAR PORT and WORKSHOPS, AMPLE PARKING, GENEROUS GARDENS situated in a GLORIOUS SEMI-RURAL LOCATION.

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 large double opening doors with full length opaque frosted panels into:

ENTRANCE HALL

15'7 x 13'6 (4.75m x 4.11m)

Alarm control pad, under floor heating, inset spotlighting, staircase leading off.

CLOAKROOM

6'7 x 4'3 (2.01m x 1.30m)

WC, wall mounted wash hand basin with mixer tap, inset spotlighting, extractor fan, underfloor heating, front aspect frosted window.

LOUNGE

17'6 x 15'9 (5.33m x 4.80m)

Feature exposed brick fireplace with raised slate hearth housing a Yeoman gas-fired cast iron stove, TV and telephone network points, dimmer switch, under floor heating, an array of barn style arrow slit and larger full length windows to front and side aspects, rear aspect French doors out to patio and gardens.

KITCHEN / DINER / FAMILY ROOM

18'8 x 15'9 and 17'7 x 13'6 (5.69m x 4.80m and 5.36m x 4.11m)

Fitted kitchen with a range of base and wall mounted units stone worktops and splashbacks, integrated appliances to include AEG five ring induction hob with extractor fan over, integrated AEG oven and microwave oven, central island with breakfast bar area, integrated dishwasher, integrated wine fridge, one and a half bowl stainless steel sink with mixer tap, under unit lighting, TV point, inset spotlighting, under floor heating, two rear aspect windows. Opening through to:

Dining / family area which has wall light fittings, under floor heating, side aspect full length windows, full height rear aspect windows and double opening French doors to patio and gardens. Door to:

UTILITY

12'7 x 6'7 (3.84m x 2.01m)

Single drainer stainless steel sink unit, plumbing for washing machine, space for further appliance, under floor heating, door to cupboard housing the air source heat pump controls, front aspect window, alternate front door.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.





LANDING

Spotlighting, double radiator, access to roof space, door to airing cupboard with radiator and slatted shelving and storage space, thermostat control, front and side aspect windows allowing light to flood through, further front aspect window.

MASTER BEDROOM

19'5 x 13'6 (5.92m x 4.11m)

'His' and 'Her's' double wardrobes, side aspect windows, full length rear aspect windows, all having fitted blinds.

EN-SUITE SHOWER ROOM

7'2 x 7'0 (2.18m x 2.13m)

Double shower cubicle with inset overhead detachable hand shower accessed via sliding glazed screen, wall mounted wash hand basin with mixer tap, tiled splashbacks, WC, mirror faced medicine cabinet, chrome heated towel rail, inset spotlighting, extractor fan, rear aspect frosted window.

BEDROOM 2

17'6 x 15'9 max (5.33m x 4.80m max)

Radiator, front, side and rear aspect windows with fitted blinds. Door into:

EN-SUITE

7'1 x 3'9 (2.16m x 1.14m)

Double shower cubicle with inset overhead and detachable hand shower, tiled splashbacks, wash hand basin, WC, chrome heated towel rail, inset spotlighting, extractor fan, mirror with light.

BEDROOM 3

15'9 x 10'7 (4.80m x 3.23m)

Built-in double wardrobe, TV point, double radiator, two rear aspect windows.

BEDROOM 4

10'2 x 9'5 (3.10m x 2.87m)

Double radiator, full length front aspect windows, all with fitted blinds.

BATHROOM

11'0 x 6'6 (3.35m x 1.98m)

Four piece suite comprising panelled bath with central mixer tap, wall mounted wash hand basin, splashbacks, WC, double shower cubicle with inset overhead and detachable hand shower, chrome heated towel rail, inset spotlighting, front aspect frosted window.

OUTSIDE

The property is approached to the front by a large tarmac apron, through further five bar double gate to a gravelled driveway with an off road parking and turning area suitable for the parking of six / eight vehicles. This leads to:

DOUBLE FRONTED OPEN CAR PORT

22'0 x 19'2 (6.71m x 5.84m)

Wooden storage solutions, composite double doors lead into storage area and workshop with power and lighting. This part has been separated into two areas and measures 18'9 x 8'4.

To the front of the property, there is outside water tap and lighting. The large front gardens comprise of beautifully tended borders, lawns, sandstone paved areas leading from the side to the rear with a continuation of the patio seating area (accessed from the lounge and kitchen / dining / family room), outside lighting, power and water tap, beautifully tended landscaped borders planted with flowers, shrubs and bushes with lawned areas enclosed by Beech hedging, contemporary fencing and brick walling.

SERVICES

Mains water, electricity and drainage. Air source heat pump.

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 Newent, proceed over the traffic lights passing the fire station on the right, taking the next right into Tewkesbury Road, taking the next left onto the Redmarley Road. Proceed along here for a mile or so taking the left hand turning at the Lime Tree signposted Pool Hill and Ketford proceeding up the Scarr. Continue along, turning right onto Scarr Road. Proceed along and the property will be found on your right hand side.

what3words - ///punctuate.relocated.revealing

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.





GROUND FLOOR

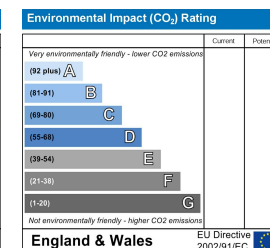
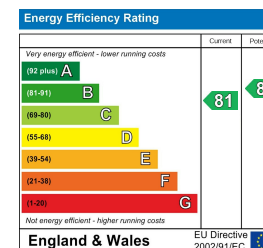


1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes 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.





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