



Greenfields
Taynton GL19 3AN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Greenfields

Guide Price £550,000

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An EXTENDED THREE BEDROOM DETACHED CHARACTER COTTAGE, offering MUCH POTENTIAL FOR IMPROVEMENT AND DEVELOPMENT (subject to the relevant planning consents), set in GARDENS AND GROUNDS OF HALF AN ACRE, AN ARRAY OF GARAGING AND OUTBUILDINGS, situated in an UNSPOILT RURAL LOCATION in the POPULAR COUNTRYSIDE VILLAGE OF TAYNTON, enjoying BEAUTIFUL VIEWS OVER THE COUNTRYSIDE TOWARDS MAY HILL, all being offered with NO ONWARD CHAIN.

Taynton offers a farm shop and church. Within 1 mile the village of Tibberton can be found, offering a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations.

The historic market town of Newent is approximately 3 miles away and 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 7 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 13 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 6 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 front door to:

ENTRANCE HALL

11'7 x 7'6 (3.53m x 2.29m)

Turning staircase leading off, tiled flooring, single radiator.

LOUNGE

13'5 x 11'9 (4.09m x 3.58m)

Stone fireplace, double radiator, thermostat control, door to under stairs storage cupboard, two front aspect windows.

DINING ROOM

14'8 x 11'8 (4.47m x 3.56m)

Double radiator, rear aspect window.

STUDY

11'7 x 6'2 (3.53m x 1.88m)

Built-in desk and office furniture, exposed wooden flooring, double radiator, side and rear aspect windows enjoying lovely views.

DOOR FROM DINING ROOM LEADS TO:

KITCHEN / BREAKFAST ROOM

16'4 x 8'4 (4.98m x 2.54m)

Range of base and wall mounted units with granite worktops and tiled splashbacks, double bowl single drainer sink unit with mixer tap, integrated oven and grill, separate four ring induction hob and extractor fan over, under counter fridge / freezer, space for dishwasher, breakfast bar area, rear aspect window offering lovely views over the surrounding countryside, single radiator, open archway through to:

INNER HALLWAY

6'3 x 3'9 (1.91m x 1.14m)

Door to:

CLOAKROOM

7'1 x 4'0 (2.16m x 1.22m)

WC, wash hand basin with mixer tap, tiled floor, tiled splashbacks, door to cupboard housing consumer unit and solar panel controls, exposed beam, front aspect frosted window.

DOOR FROM INNER HALLWAY LEADS INTO:





SUN ROOM

20'4 x 8'8 (6.20m x 2.64m)

Lower brick upper UPVC double glazed construction with an insulated roof (replaced in 2024) with solar panels, power and lighting, double radiator, air conditioning unit, door to:

UTILITY

9'6 x 5'5 (2.90m x 1.65m)

Worktop with sink and mixer tap, cupboard under, washing machine and tumble dryer, oil-fired boiler supplying the hot water and central heating.

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

LANDING

BEDROOM 1

12'7 x 12'0 (3.84m x 3.66m)

Fujitsu air conditioning unit, single radiator, wardrobe unit, side and rear aspect windows offering lovely views over the surrounding countryside.

BEDROOM 2

12'2 x 9'6 (3.71m x 2.90m)

Large over stairs storage cupboard, built-in wardrobes, access to roof space, original panelled ceiling, Fujitsu air conditioning unit, double radiator, front aspect window.

BEDROOM 3

12'9 x 9'0 (3.89m x 2.74m)

Original wood panelled ceiling, single radiator, front aspect window.

BATHROOM

12'2 x 8'9 max (3.71m x 2.67m max)

Four piece suite comprising panelled bath, WC, wash hand basin, separate shower cubicle with Mira Sport electric shower, tiled splashbacks, radiator, heated towel rail, door to airing cupboard with single radiator, slatted shelving and storage space, rear aspect frosted window.

OUTSIDE

Electric wrought iron gates give access to a large block paved driveway and turning area, suitable for parking at least six vehicles, which leads to:

DETACHED GARAGE

Accessed via electric roller door with adjoining workshop.



There is a wooden built garden shed with compost bays behind, greenhouse and a small vegetable plot. To the left hand side of the property, there is an orchard area with mature pear trees with the garden laid to lawn and surrounded by fencing and hedging, enjoying unspoilt open views towards May Hill.

From the driveway, pathways lead down to the side of the cottage with large wrap around patio seating areas. At the front of the cottage, there is a pedestrian gated access to the front door with canopy entrance area. The patio pathway continues around the side of the cottage to the rear, where there is an outside water tap, further lawned areas which continue to the main part of the garden, which is to the right of the cottage as you look from the front. This part of the garden comprises of large flat lawned areas, interspersed with beautifully tended mature borders planted with an array of flowers, trees, shrubs and bushes. There are several mature trees, Perry and plum fruit trees, wooden shed and summer house at the bottom of the garden. The summer house is accessed to the front via UPVC double glazed French doors with side aspect windows, power and lighting, water supply.

The gardens are enclosed by fencing and hedging, enjoying lovely unspoilt views to all aspects.

AGENT'S NOTE

There are solar panels on the conservatory roof which helps to save on utilities. The solar panels are fully paid for and generate an income of approximately £40 per month (awaiting confirmation).

SERVICES

Mains water and electricity, septic tank, oil-fired 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 Newent, proceed along the B4216 (Culver Street) towards Huntley. Upon entering Taynton, continue around the horseshoe bend, turning left by the railings. Continue along for approximately a mile or so and the property can be found on the left hand side as marked by our 'For Sale' board.

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PROPERTY SURVEYS

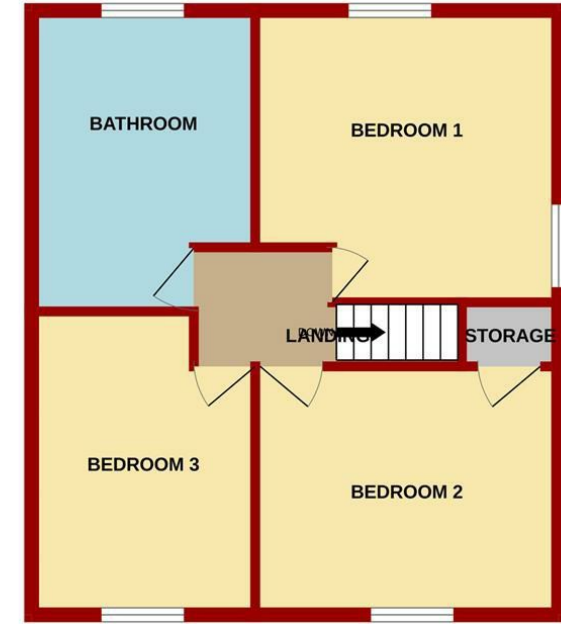
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



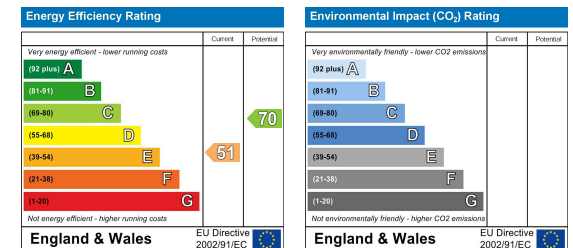
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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